

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

TVRHA Plans

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

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

**PHA Plan
Agency Identification**

PHA Name: Tennessee Valley Regional Housing Authority

PHA Number: MS006

PHA Fiscal Year Beginning: 07/01/2003

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)

PHA local offices

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **Will apply for additional incremental vouchers as the need arises.**
 - Reduce public housing vacancies: **Maintain vacancies under three (3) percent.**
 - 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) **Score ninety percent (90%) or better on PHAS.**

- Improve voucher management: (SEMAP score)
Score ninety percent (90%) or better on SEMAP.
 - Increase customer satisfaction:
Score ten points on RASS indicator of PHAS.
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: **TVRHA has an ongoing program of some renovation at all developments.**
 - Demolish or dispose of obsolete public housing:
TVRHA may demolish three (3) units in one (1) building.
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
Ongoing
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
Ongoing
- Implement public housing security improvements:
Ongoing
- 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:
Through the FSS Program. Maintain at least 80% or more of our mandatory FSS slots with at least 30% or more families with escrow balances.
- Provide or attract supportive services to improve assistance recipients' employability:
By working with TANF.
- 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)

**Annual PHA Plan
PHA Fiscal Year 2003**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- A.** FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- B.** FY 2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - C.** Definition of "Substantial Deviation" and "Significant Amendment of Modification"
 - D.** Resident Advisory Boards Comments
 - E.** Statement of Progress in meeting the 5-Year Plan Mission and Goals
 - F.** Resident Member on the PHA Governing Board
 - G.** Membership of the Resident Advisory Board
 - H.** Initial Assessment of Voluntary Conversion of Public Housing Developments
 - I.** Performance and Evaluation Report Capital Fund Program 2002.
 - J.** Performance & Evaluation Report Capital Fund Program 2001.
 - K.** Homeownership Programs

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) PET POLICY 1990 U. S. Census Data Community Service Section 3 Latest PHAS Results Self-Evaluation 504 Requirements Initial Assessment of Voluntary Conversion	(specify as needed) ANNUAL PLAN PET POLICY Statement of Housing Needs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3354	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	2124	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	1172	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	2298	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset **1990 U. S. Census Data**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	100		100
Extremely low income <=30% AMI	43	43%	
Very low income (>30% but <=50% AMI)	26	26%	
Low income (>50% but <80% AMI)	31	31%	
Families with children	49	49%	
Elderly families	9	9%	
Families with Disabilities	22	22%	
Race/ethnicity White	64	64%	
Race/ethnicity Black	36	36%	
Race/ethnicity/ Hispanic			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	41	41%	
2 BR	45	45%	
3 BR	12	12%	
4 BR	2	2%	
5 BR			
5+ BR			

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1200		542
Extremely low income <=30% AMI	976	81.33%	
Very low income (>30% but <=50% AMI)	210	17.5%	
Low income (>50% but <80% AMI)	14	1.17%	
Families with children	836	48.53%	
Elderly families	61	5.08%	
Families with Disabilities	192	16%	
Race/ethnicity White	267	22.25%	
Race/ethnicity Black	932	77.67%	
Race/ethnicity Hispanic	1	.08%	
Race/ethnicity Asian			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			

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

C. Strategy for Addressing Needs

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

Vacant Public Housing units exist; therefore, Public Housing needs are apparently being met; although there are areas in our jurisdiction where additional affordable housing is needed for our Section 8 Program.

(1) Strategies

Need: Shortage of affordable housing for certain areas of our jurisdiction available to Section 8 participants.

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (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. A two year extension of the Approved Plan was received 2/2002.
- Apply for special-purpose vouchers 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 vouchers 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)

Existing vacant units

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)	\$11,685,950.00	PH & S8 Operations
a) Public Housing Operating Fund	\$3,529,698.00	
b) Public Housing Capital Fund	2,700,000.00	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,578,946.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-Sufficiency Grants	\$51,000.00	Service Coordination for Elderly & Disabled
h) Community Development Block Grant	0.00	
i) HOME	0.00	
Other Federal Grants (list below)		
FSS Coordinator	25,481.00	Services to Assisted Families
New Construction Funds	773,825.00	S8 Pymts to Owners
2. Prior Year Federal Grants (unobligated funds only) (list below)	0.00	
3. Public Housing Dwelling Rental Income	1,567,458.00	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Retained Rental Income	9,125.00	PH Operations
Resident Participation	29,450.00	Resident Associations
4. Other income (list below)		
Late Charges/maintenance charges	75,000.00	PH Operations
Interest	176,548.00	PH Operations
Non Dwelling Rent	2,000.00	
4. Non-federal sources (list below)	0.00	
Total Non Federal		
Grant resources	1,859,581.00	PH Operations
		& Reserves

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

Upon Application

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)

Credit references/Citizenship

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
Relocate resident closer to employment
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

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

Date and Time

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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2.** Households that contribute to meeting income goals (broad range of incomes)
- 1.** Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 3.** Other preference(s) (list below)
Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

(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 developments 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 these 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

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
Upon request for information

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)

PHA local offices, PHA development management offices, and community centers

(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:

- 1. Extenuating circumstances such as hospitalization or family emergencies.**
- 2. Due to disability accessibility requirements.**
- 3. The family has made reasonable efforts to locate a suitable unit.**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1. 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2. Other preference(s) (list below)

Elderly/disabled/displaced ahead of single non-elderly/ disabled/ displaced

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

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

---or---

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

b. Minimum Rent

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

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

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

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

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)

f. Rent re-determinations:

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

- Never
- At family option **for rent reductions**
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$2,080 annually**
- Other (list below)
New family member enters home

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or- **Attachment A**

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or- **Attachment B**

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

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

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

See Attachment H and H-1

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description: PHA is exploring possibilities, See Attachment K
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: PHA is exploring possibilities, see Attachment K

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment **Attachment D**
 Provided below:

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

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.) **On 02/14/03 Congress passed the Omnibus Appropriations Bill for FFY 2003 and said bill was signed by the President on 02/20/03. Section 216 exempts Alaska, Iowa, and Mississippi from this requirement.**

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

 - b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

State of Mississippi

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

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

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

To provide decent and safe housing at an affordable cost, and without discrimination.

Attachment A

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:		Federal FY of Grant: 10/2002– 9/2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies 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	\$ 0.00			
3	1408 Management Improvements	\$ 460,000.00			
4	1410 Administration	\$ 235,000.00			
5	1411 Audit	\$ 1,000.00			
6	1415 Liquidated Damages	\$ 0.00			
7	1430 Fees and Costs	\$ 130,000.00			
8	1440 Site Acquisition	\$ 0.00			
9	1450 Site Improvement	\$ 87,000.00			
10	1460 Dwelling Structures	\$ 1,637,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00			
12	1470 Nondwelling Structures	\$ 150,000.00			
13	1475 Nondwelling Equipment	\$ 0.00			
14	1485 Demolition	\$ 0.00			
15	1490 Replacement Reserve	\$ 0.00			
16	1492 Moving to Work Demonstration	\$ 0.00			

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2002– 9/2003
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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	
17	1495.1 Relocation Costs	\$	0.00		
18	1499 Development Activities	\$	0.00		
19	1501 Collaterization or Debt Service	\$	0.00		
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	\$	2,700,000.00		
	Amount of line 21 Related to LBP Activities	\$	0.00		
	Amount of line 21 Related to Section 504 compliance	\$	0.00		
	Amount of line 21 Related to Security –Soft Costs	\$	460,000.00		
	Amount of Line 21 related to Security-- Hard Costs	\$	0.00		
	Amount of line 21 Related to Energy Conservation Measures		0.00		

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002-09/2003			
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
MS 6-13	1. Walls		1460	50	\$	316,920.00			
West Hills	2. Floors		1460	50	\$	50,000.00			
Willow Terrace	3. Kitchens		1460	50	\$	129,500.00			
New Houlka	4. Bathrooms		1460	50	\$	50,000.00			
Lakewood	5. Doors		1460	50	\$	25,000.00			
Pinecrest	6. Electrical		1460	50	\$	25,000.00			
Haven Acres	7. Exterior		1460	1	\$	1,000.00			
Meadowpark	8. Site		1450	1	\$	87,000.00			
Quinn Mattox	9. Exterior Storage Buildings		1460	20	\$	40,000.00			
Jumpertown									
Forest Heights	Subtotal				\$	724,420.00			
Fairgrounds									
Meadowview									
East Heights									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
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
MS 6-18	1. Walls		1460	30	\$ 252,500.00				
Winter Street	2. Floors		1460	30	\$ 20,000.00				
Harrell Street	3. Kitchens		1460	30	\$ 71,500.00				
Wilemon	4. Bathrooms		1460	30	\$ 20,000.00				
Haven Acres	5. Doors		1460	30	\$ 10,000.00				
Coggin	6. Electrical		1460	30	\$ 10,000.00				
SherPhil	7. Exterior		1460	1	\$ 1,000.00				
Jumpertown									
Parkview									
Eastgate									
Jack Yarber	Subtotal				\$ 385,000.00				
Ridgeland Terrace									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
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
MS 6-20	1. Walls		1460	23	\$ 253,400.00				
Parkview	2. Floors		1460	23	\$ 15,000.00				
Eastgate	3. Kitchens		1460	23	\$ 47,600.00				
Westwood	4. Bathrooms		1460	23	\$ 15,000.00				
Jack Yarber	5. Doors		1460	23	\$ 7,000.00				
Winter Street	6. Electrical		1460	23	\$ 7,000.00				
Wilemon	7. Exterior		1460	1	\$ 1,000.00				
Harrell Street	8. Exterior Storage Buildings		1460	25	\$100,580.00				
Haven Acres									
Coggin	Subtotal				\$ 446,580.00				
Sher-Phil									
Quinn Mattox									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
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
MS 6-21	1. Walls		1460	5	\$ 48,600.00				
Corinth Scattered Lots	2. Floors		1460	5	\$ 5,000.00				
Winter Street	3. Kitchens		1460	5	\$ 6,400.00				
Quinn Mattox	4. Bathrooms		1460	5	\$ 5,000.00				
Sher-Phil	5. Doors		1460	5	\$ 500.00				
Parkview	6. Electrical		1460	5	\$ 500.00				
Pickwick Place	7. Exterior		1460	1	\$ 1,000.00				
Byrum Property	8. Exterior Storage Buildings		1460	10	\$51,000.00				
Jacinto Heights	Subtotal				\$ 118,000.00				
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
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	
Administrative Costs	1. Salaries		1410		\$ 172,000.00				
	2. Fringe Benefits		1410		\$ 47,000.00				
	3. Unemployment benefits		1410		\$ 11,000.00				
	Note: above items are prorated Based on number of hours worked In the Capital Fund Program								
	4. Travel (expense to attend training, Meetings, etc.)		1410		\$ 2,000.00				
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)		1410		\$ 1,000.00				
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)		1410		\$ 2,000.00				
	Subtotal				\$ 235,000.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
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
Audit	1. Annual (Audit of Capital Fund)		1411		\$	1,000.00			
	Subtotal				\$	1,000.00			
Fees & Costs	1. Architect (kitchens, floors Walls, electrical, etc.)		1430		\$	129,000.00			
	2. Engineer		1430		\$	1,000.00			
	Subtotal				\$	130,000.00			
	GRAND TOTAL				\$	2,700,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13 West Hills	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20 Parkview	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

Capital Fund Program Five-Year Action Plan

Attachment B

Part I: Summary

PHA Name Tennessee Valley Regional 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: 10/2003 PHA FY: 6/2004	Work Statement for Year 3 FFY Grant: 10/2004 PHA FY:6/2005	Work Statement for Year 4 FFY Grant: 10/2005 PHA FY: 6/2006	Work Statement for Year 5 FFY Grant: 10/2006 PHA FY: 6/2007
MS 6-11 Fort Robinett	Annual Statement	\$30,000.00	\$0.00	\$0.00	\$0.00
MS 6-13 West Hills Willow Terrace New Houlika Lakewood Pinecrest Haven Acres Meadowpark Quinn Mattox Jumpertown East Heights Forest Heights Fairgrounds Meadowview		\$810,750.00	\$1,394,000.00	\$779,000.00	\$1,159,520.00
MS 6-14 Hickory Terrace Oak Terrace Mimosa Terrace		0.00	\$160,000.00	\$0.00	\$0.00

Capital Fund Program Five-Year Action Plan

Attachment B

Part I: Summary

PHA Name Tennessee Valley Regional 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: 10/2003 PHA FY: 6/2004	Work Statement for Year 3 FFY Grant: 10/2004 PHA FY:6/2005	Work Statement for Year 4 FFY Grant: 10/2005 PHA FY: 6/2006	Work Statement for Year 5 FFY Grant: 10/2006 PHA FY: 6/2007
MS 6-15 Highland Circle		\$50,000.00	\$0.00	\$0.00	\$0.00
MS 6-16 Fairgrounds Apts.		\$460,000.00	\$0.00	\$0.00	\$0.00
MS 6-17 Beasley Apts.		\$5,000.00	\$0.00	\$300,000.00	\$0.00
MS 6-18 Winter Street Harrell Street Wilemon Haven Acres Coggin Sher-Phil Jumpertown Parkview Eastgate Jack Yarber Ridgeland Terrace Westwood		\$246,250.00	\$100,000.00	\$240,000.00	\$302,760.00

Capital Fund Program Five-Year Action Plan

Attachment B

Part I: Summary

PHA Name Tennessee Valley Regional 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: 10/2003 PHA FY: 6/2004	Work Statement for Year 3 FFY Grant: 10/2004 PHA FY:6/2005	Work Statement for Year 4 FFY Grant: 10/2005 PHA FY: 6/2006	Work Statement for Year 5 FFY Grant: 10/2006 PHA FY: 6/2007
MS 6-19 Meadowview Apts.		\$90,000.00	\$100,000.00	\$300,000.00	\$0.00
MS 6-20 Parkview Eastgate Westwood Jack Yarber Winter Street Wilemon Harrell Street Haven Acres Coggin Sher-Phil Quinn Mattox		\$97,000.00	\$90,000.00	\$0.00	\$296,496.00
MS 6-21 Corinth Scattered Lots Winter Street Quinn Mattox Sher-Phil Parkview Pickwick Place Byram Property Jacinto Heights Westwood		\$55,000.00	\$10,000.00	\$105,000.00	\$58,464.00

Capital Fund Program Five-Year Action Plan

Attachment B

Part I: Summary

PHA Name Tennessee Valley Regional 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: 10/2003 PHA FY: 6/2004	Work Statement for Year 3 FFY Grant: 10/2004 PHA FY:6/2005	Work Statement for Year 4 FFY Grant: 10/2005 PHA FY: 6/2006	Work Statement for Year 5 FFY Grant: 10/2006 PHA FY: 6/2007
MS 6-22 Corinth Scattered Lots Mildred Kay Coggin Jumpertown Amory Scattered Lots Jacinto Heights Westwood		\$25,000.00	\$10,000.00	\$135,000.00	\$41,760.00
Physical Improvement Subtotal		\$1,869,000.00	\$1,864,000.00	\$1,859,000.00	\$1,859,000.00
HA- Wide Management Improvement Subtotal		\$460,000.00	\$460,000.00	\$460,000.00	\$460,000.00
Administrative Subtotal		\$240,000.00	\$245,000.00	\$250,000.00	\$250,000.00
Fees & Costs Subtotal		\$131,000.00	\$131,000.00	\$131,000.00	\$131,000.00
Total CFP Funds (Est.)		\$2,700,000.00	\$2,700,000.00	\$2,700,000.00	\$2,700,000.00

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

Activities for Year 1	Activities for Year :__2__ FFY Grant: 10/2003 PHA FY: 6/2004			Activities for Year: __3_ FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-14 Hickory Terrace Oak Terrace Mimosa Terrace <u>Work Items</u> No work planned	Number of Units 0	Estimated Cost \$0.00	Project / Location MS 6-14 Hickory Terrace Oak Terrace Mimosa Terrace <u>Work Items</u> Interior Renovation (includes but not limited to walls, floors, kitchens, doors, electrical, etc.)	Number of Units 16	Estimated Cost \$160,000.00

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-15 Highland Circle	Number of Units	Estimated Cost	Project / Location MS 6-15 Highland Circle	Number of Units	Estimated Cost
	<u>Work Items</u> Windows	50	\$50,000.00	<u>Work Items</u> No Work Planned	0	\$0.00

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-16 Fairgrounds Apts.	Number of Units	Estimated Cost	Project / Location MS 6-16 Fairgrounds Apts.	Number of Units	Estimated Cost
	<p align="center"><u>Work Items</u></p> <p>Interior Renovation (includes but limited to walls, floors, kitchens, bathrooms, electrical, etc.)</p>	60	\$460,000.00	<p align="center"><u>Work Items</u></p> <p>No Work Planned</p>	0	\$0.00

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-17 Beasley Apts.	Number of Units	Estimated Cost	Project / Location MS 6-17 Beasley Apts.	Number of Units	Estimated Cost
	<p align="center"><u>Work Items</u></p> <p>Site</p>	1	\$4,000.00	<p align="center"><u>Work Items</u></p> <p>No Work Planned</p>	0	\$0.00
	Floors	1	\$1,000.00			

**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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 102004 PHA FY: 6/2005		
See Annual Statement	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
	MS 6-18 Winter Street Harrell Street Wilemon Haven Acres Coggin Sher-Phil Jumpertown Parkview Eastgate Jack Yarber Ridgeland Terrace Westwood			MS 6-18 Winter Street Harrell Street Wilemon Haven Acres Coggin Sher-Phil Jumpertown Parkview Eastgate Jack Yarber Ridgeland Terrace Westwood		
	<u>Work Items</u>			<u>Work Items</u>		
	Mechanical Systems	50	\$175,000.00	Interior Renovation (includes but not limited to floors, kitchens, bathrooms, doors, electrical, etc.)	10	\$100,000.00
	Appliances	60	\$21,750.00			
	Exterior	100	\$49,500.00			

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-19 Meadowview Apts. <u>Work Items</u> Mechanical Systems	Number of Units	Estimated Cost	Project / Location MS 6-19 Meadowview Apts. <u>Work Items</u> Interior Renovations (includes but limited to walls, floors, doors, kitchens, bathrooms, etc.)	Number of Units	Estimated Cost
		30	\$90,000.00		10	\$100,000.00

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
	MS 6-20 Parkview Eastgate Westwood Jack Yarber Winter Street Wilemon Harrell Street Haven Acres Coggin Sher-Phil Quinn Mattox			MS 6-20 Parkview Eastgate Westwood Jack Yarber Winter Street Wilemon Harrell Street Haven Acres Coggin Sher-Phil Quinn Mattox		
	<u>Work Items</u>			<u>Work Items</u>		
	Mechanical Systems	10	\$30,000.00	Interior Renovations (includes not limited to walls, bathrooms, kitchens, doors, floors, electrical, etc.)	10	\$90,000.00
	Exterior Siding	50	\$45,000.00			
	Appliances	40	\$22,000.00			
	.					

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u> 3 </u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
	MS 6-21 Corinth Scattered Lots Winter Street Quinn Mattox Sher-Phil Parkview Pickwick Place Byram Property Jacinto Heights Westwood			MS 6-21 Corinth Scattered Lots Winter Street Quinn Mattox Sher-Phil Parkview Pickwick Place Byram Property Jacinto Heights Westwood		
	<u>Work Items</u>			<u>Work Items</u>		
	Mechanical Systems	15	\$50,000.00	Interior Renovation (includes not limited to walls, floors, bathrooms, kitchens, doors, electrical, etc.)	1	\$10,000.00
	Exterior Renovation	5	\$5,000.00			

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: 10/2003 PHA FY: 6/2004			Activities for Year: <u>3</u> FFY Grant: 10/2004 PHA FY: 6/2005		
See Annual Statement	Project / Location MS 6-22 Corinth Scattered Lots Mildred Kay Coggin Jumpertown Amory Scattered Lots Jacinto Heights Westwood <u>Work Items</u> Mechanical Systems Exterior Siding Appliances	Number of Units	Estimated Cost	Project / Location MS 6-22 Corinth Scattered Lots Mildred Kay Coggin Jumpertown Amory Scattered Lots Jacinto Heights Westwood <u>Work Items</u> Interior Renovations (includes but limited to walls, floors, bathrooms, kitchens, doors, electrical, etc.)	Number of Units	Estimated Cost
		2	\$15,000.00		2	\$10,000.00
		3	\$7,000.00			
		6	\$3,000.00			
		<i>Subtotal</i>	\$1,869,000.00		<i>Subtotal</i>	\$1,864,000.00

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

Activities for Year 1	Activities for Year :__4__ FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: __5__ FFY Grant: 10/2006 PHA FY: 6/2007		
	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
See Annual Statement	MS 6-11 Fort Robinett <u>Work Items</u> No work planned	0	\$0.00	MS 6-11 Fort Robinett <u>Work Items</u> No work planned	0	\$0.00

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

Activities for Year 1	Activities for Year :__4__ FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: __5_ FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-14 Hickory Terrace Oak Terrace Mimosa Terrace <u>Work Items</u> No Work Planned	Number of Units	Estimated Cost	Project / Location MS 6-14 Hickory Terrace Oak Terrace Mimosa Terrace <u>Work Items</u> No work planned	Number of Units	Estimated Cost
		0	\$0.00		0	\$0.00

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

Activities for Year 1	Activities for Year :__4__ FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: __5_ FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-15 Highland Circle	Number of Units	Estimated Cost	Project / Location MS 6-15 Highland Circle	Number of Units	Estimated Cost
	<p align="center"><u>Work Items</u></p> <p align="center">No work planned</p>	0	\$0.00	<p align="center"><u>Work Items</u></p> <p align="center">No work planned</p>	0	\$0.00

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

Activities for Year 1	Activities for Year :__4__ FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: __5_ FFY Grant: 10/2006 PHA FY: 6/20067		
See Annual Statement	Project / Location MS 6-16 Fairgrounds Apts. <u>Work Items</u> No work planned	Number of Units 0	Estimated Cost \$0.00	Project / Location MS 6-16 Fairgrounds Apts. <u>Work Items</u> No work planned	Number of Units 0	Estimated Cost \$0.00

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

Activities for Year 1	Activities for Year :__4__ FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: __5_ FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-17 Beasley Apts. <u>Work Items</u> Interior Renovation (includes but limited to floors, kitchens, bathrooms, doors, electrical,etc.)	Number of Units	Estimated Cost	Project / Location MS 6-17 Beasley Apts. <u>Work Items</u> No work planned	Number of Units	Estimated Cost
		24	\$300,000.00		0	\$0.00

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: <u>5</u> FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
	MS 6-18 Winter Street Harrell Street Wilemon Haen Acres Coggin Sher-Phil Jumpertown Parkview Eastgate Jack Yarber Ridgeland Terrace Westwood <u>Work Items</u> Interior Renovation (includes but not limited to floors, kitchens, bathrooms, doors, electrical, etc.)	16	\$240,000.00	MS 6-18 Winter Street Harrell Street Wilemon Haven Acres Coggin Sher-Phil Jumpertown Parkview Eastgate Jack Yarber Ridgeland Terrace Westwood <u>Work Items</u> Interior Renovation (includes but limited to floors, kitchens, bathrooms, doors, electrical, etc.)	15	\$302,760.00

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: <u>5</u> FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-19 Meadowview Apts. <u>Work Items</u> Interior Renovation (includes but not limited to walls, floors, doors, kitchens, bathrooms, etc.)	Number of Units	Estimated Cost	Project / Location MS 6-19 Meadowview Apts. <u>Work Items</u> No work planned	Number of Units	Estimated Cost
		20	\$300,000.00		0	\$0.00

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: <u>5</u> FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location	Number of Units	Estimated Cost	Project / Location	Number of Units	Estimated Cost
	MS 6-20 Parkview Eastgate Westwood Jack Yarber Winter Street Wilemon Harrell Street Haven Acres Coggin Sher-Phil Quinn Mattox <u>Work Items</u> No Work Planned	0	\$0.00	MS 6-20 Parkview Eastgate Westwood Jack Yarber Winter Street Wilemon Harrell Street Haven Acres Coggin Sher-Phil Quinn Mattox <u>Work Items</u> Interior Renovation (includes but not limited to walls, floors, doors, kitchens, bathrooms, electrical, etc.)	15	\$296,496.00

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: <u>5</u> FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-21 Corinth Scattered Lots Winter Street Quinn Mattox Sher-Phil Parkview Pickwick Place Byram Property Jacinto Heights Westwood <u>Work Items</u> Interior Renovation (includes but not limited to walls, floors, bathrooms, kitchens, doors, electrical, etc.)	Number of Units	Estimated Cost	Project / Location MS 6-21 Corinth Scattered Lots Winter Street Quinn Mattox Sher-Phil Parkview Pickwick Place Byram Property Jacinto Heights Westwood <u>Work Items</u> Interior Renovation (includes but not limited to walls, floors, bathrooms, kitchens, doors, electrical, etc.)	Number of Units	Estimated Cost
		7	\$105,000.00		3	\$58,464.00

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 10/2005 PHA FY: 6/2006			Activities for Year: <u>5</u> FFY Grant: 10/2006 PHA FY: 6/2007		
See Annual Statement	Project / Location MS 6-22 Corinth Scattered Lots Mildred Kay Coggin Jumpertown Amory Scattered Lots Jacinto Heights Westwood <u>Work Items</u> Interior Renovations (includes but not limited to floors, walls, bathrooms, kitchens, doors, electrical, etc.)	Number of Units	Estimated Cost	Project / Location MS 6-22 Corinth Scattered Lots Mildred Kay Coggin Jumpertown Amory Scattered Lots Jacinto Heights Westwood <u>Work Items</u> Interior Renovations (includes but not limited to floors, walls, bathrooms, kitchens, doors, electrical, etc.)	Number of Units	Estimated Cost
		9	\$135,000.00		2	\$41,760.00
		<i>Subtotal</i>	\$1,859,000.00		<i>Subtotal</i>	\$1,859,000.00

Definition of “Substantial Deviation” and “Significant Amendment or Modification”

2. **“Substantial Deviation” of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.**

2. **“Significant Amendment or Modification” of the Annual Plan or 5-Year Plan is:**
 - a. **Changes to rent or admissions policies or organization of the waiting list; or**

 - b. **Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.**

Attachment D

Resident Advisory Boards Comments Received on TVRHA's Agency Plan

The following is a list of comments received during the resident meetings and TVRHA's responses regarding the Agency Plan.

1. West Hills residents request that carpet be considered when the floors have to be replaced in the living room and hallways. TVRHA will not install carpet due to the durability and cost to maintain versus tile floors.
2. West Hills and Highland Circle residents requested back up gas heat or generators in case of a power outage. TVRHA will not install back-up heating and power systems.
3. Westwood residents requested new screen doors, stoves, and refrigerators. TVRHA has planned to replace these items in FY 2008.
4. Beasley Apartment residents requested new floor covering. Renovation of Beasley is scheduled in TVRHA's Five-Year Plan for FY 2006 at which time the floor covering will be replaced.
5. Coggin, Winter Street, Quinn Mattox, New Houlka, Meadowpark, and Fairground residents request storage buildings. TVRHA plans to have storage buildings constructed in FY 2003 & 2004.
6. New Houlka residents requested emergency storm shelters. TVRHA will not build storm shelters.
7. Parkview residents requested shelves are added in the utility room. TVRHA plans to have storage buildings constructed in FY 2003 & 2004.
8. Quinn Mattox residents requested storm doors. TVRHA will not install storm doors since the entry and back doors are metal energy efficient doors.
9. Quinn Mattox residents requested the kitchen area be extended to include a laundry room. TVRHA will not construct and additions, not cost effective since the washers and dryers are located in the kitchen area.
10. Quinn Mattox residents requested the bathrooms be re-modeled. Renovation of the units at Quinn Mattox is being completed as the units are vacated.

11. Quinn Mattox residents requested carports. TVRHA will not install carports.

12. Sher-Phil residents requested exterior shutters that would coordinate with the brick and trim. The replacement of the shutters is planned for FY 2003 & 2004.

Attachment E

Statement of Progress in Meeting the 5-Year

Plan Mission and Goals

The Housing Authority (HA) has completed comprehensive modernization programs on many of our housing units during FY2002. This Housing Authority PHAS overall score for FY2002 was 95% and scored 90% on the Resident Service and Satisfaction Assessment. During FY2002, this Housing Authority maintained a vacancy rate for Public Housing of less than three (3) percent. The above indicates that this Housing Authority is meeting or exceeding the HUD Strategic Goal: to increase the availability of decent, safe, and affordable housing.

HUD Strategic Goal: Improve community quality of life and economic suitability: This HA is striving to attain a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The HA has used a local preference system to select from applicants on the waiting list who have family incomes within adopted income ranges. This HA will also continue to implement security patrol as needed in our developments and enforce the Screening and Eviction Policy (formerly “One Strike”). This HA has a HUD approved Elderly designated development.

This HA has met HUD Strategic Goal for Promoting self-sufficiency of families and individuals by enrolling 80% of its mandatory FSS family slots with 59% of the FSS participants with escrow account balances. This HA received the maximum points (10) on the SEMAP Certification indicator #14 (Family Self Sufficiency) for FY ending 6-30-2001. This HA has two individuals serving as full time Community Service Coordinators who will implement Section 512, Community Service & Self-Sufficiency requirement, of the Quality Housing & Work Responsibility Act of 1998.

HUD Strategic Goal: Insure Equal Opportunity in Housing for all Americans has been achieved because the HA will not on account of race, color, religion, sex, age, disability, family status, or national origin deny to any otherwise qualified family the opportunity to lease or rent a dwelling unit in any development.

Required Attachment F: 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:
- 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?
- The PHA is located in a State that required 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.
- X Other (explain):
- On 02/14/03 Congress passed the Omnibus Appropriations Bill for FFY 2003 and said bill was signed by the President on 02/20/03. Section 216 exempts Alaska, Iowa, and Mississippi from this requirement.**
- B. Date of next term expiration of a governing board member: **04/30/2004**
- C. Name and title of appointment official(s) for governing board (indicate appointing official for the next position): **The County Board of Supervisors**

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

One hundred and ninety-seven (197) Section 8 participants and Public Housing residents participated in the Planning Process of the Tennessee Valley Regional Housing Authority 2002 Agency Plan. The following is a list of Section 8 participants and Public Housing residents who agreed to serve as representatives from their Resident Association:

Public Housing Representatives

Ressa Reese
Mary Collins
Gladys Gowen
Janie Massey
Roy Brewer
Wayne Edwards
Norma Palmer
Thomas Whitlow
Marie Caldwell
Elizabeth Rutherford
Dorothy Kirkman
Tammy Bryant
Julia Cager
Mary Barret
Peggy Wooten
Opal Godwin
Pauline Flake
Portia Vandiver
Joyce Hollander
Bernice Hooper

Section 8 Representatives

Mary Graham
Vernette Scott
Arnetta Jackson
Charles Harris
Tyiesha Buxton

Attachment H

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Thirty-six (36)
- 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)? One (1) project, MS6-11, Fort Robinett (50 units), occupancy by elderly only.
- c. How many Assessments were conducted for the PHA's covered developments? One (1)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Attachment H-1

INITIAL ASSESSMENT OF VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENT

PHA: Tennessee Valley Regional Housing Authority(TVRHA)

Exemption: The PHA must conduct a required initial assessment once for each of its developments, unless:

- The development is subject to required conversion under 24 CFR part 971;
- The development is the subject of an application for demolition or disposition that has not been disapproved by HUD
- A Hope VI revitalization grant has been awarded for the development;
- The development is designated for occupancy by the elderly and/ or persons with disabilities;
- Project MS 6-11, Fort Robinett (50 Units), Occupancy by elderly only.
- or
- Not applicable

Certification: The PHA hereby certifies that it has:

- Reviewed the development's operation as public housing;
- Considered the implications of converting the public housing to tenant based assistance; and
- Concluded that conversion of the development may be:
 - Appropriate because removal would meet the necessary conditions for voluntary conversion as follows:
 - The conversion will not be more expensive than continuing to operate the development or portion of it as public housing;
 - The conversion will principally benefit the residents of the public housing development to be converted and the community; and
 - The conversion will not adversely affect the availability of affordable housing in the community.
 - Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion as described above.

Reasons for the Assessment: Required per 24 CFR 972 dtd June 22, 2001, Voluntary Conversion of Developments From Public Housing Stock; Required Initial Assessments; Final Rule.

Certified by:

Thomas M. Coleman
Executive Director

Date: September 11, 2001

Attachment I

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2001 – 9/2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)						
XPerformance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ 0.00	0.00			
3	1408 Management Improvements	\$ 455,000.00	455,000.00	455,000.00	0.00	
4	1410 Administration	\$ 230,000.00	230,000.00	230,000.00	65,907.53	
5	1411 Audit	\$ 1,000.00	1,000.00	1,000.00	0.00	
6	1415 Liquidated Damages	\$ 0.00	0.00			
7	1430 Fees and Costs	\$ 130,000.00	130,000.00	130,000.00	0.00	
8	1440 Site Acquisition	\$ 0.00	0.00			
9	1450 Site Improvement	\$ 50,000.00	50,000.00			
10	1460 Dwelling Structures	\$ 1,834,000.00	1,725,640.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00	0.00			
12	1470 Nondwelling Structures	\$ 0.00	0.00			
13	1475 Nondwelling Equipment	\$ 0.00	0.00			
14	1485 Demolition	\$ 0.00	0.00			
15	1490 Replacement Reserve	\$ 0.00	0.00			
16	1492 Moving to Work Demonstration	\$ 0.00	0.00			

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2001 – 9/2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 XPerformance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs	\$ 0.00	0.00		
18	1499 Development Activities	\$ 0.00	0.00		
19	1501 Collaterization or Debt Service	\$ 0.00	0.00		
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	\$ 2,700,000.00	2,591,640.00	816,000.00	65,907.53
	Amount of line 21 Related to LBP Activities	\$ 0.00	0.00		
	Amount of line 21 Related to Section 504 compliance	\$ 0.00	0.00		
	Amount of line 21 Related to Security –Soft Costs	\$ 455,000.00	455,000.00		
	Amount of Line 21 related to Security-- Hard Costs	\$ 0.00	0.00		
	Amount of line 21 Related to Energy Conservation Measures	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: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2001 - 9/2002		
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
MS 6-13	1. Walls		1460	50	\$ 511,000.00	402,640.00			
West Hills	2. Floors		1460	50	\$ 50,000.00	50,000.00			
Willow Terrace	3. Kitchens		1460	50	\$ 129,500.00	129,500.00			
New Houlka	4. Bathrooms		1460	50	\$ 50,000.00	50,000.00			
Lakewood	5. Doors		1460	50	\$ 25,000.00	25,000.00			
Pinecrest	6. Electrical		1460	50	\$ 25,000.00	25,000.00			
Haven Acres	7. Exterior		1460	100	\$ 60,000.00	60,000.00			
Meadowpark	8. Site		1450	1	\$ 50,000.00	50,000.00			
Quinn Mattox	9. Mechanical Systems		1460	100	\$ 364,000.00	364,000.00			
Jumpertown									
Forest Heights	Subtotal				\$1,264,500.00	1,156,140.00			
Fairgrounds									
Meadowview									
East Heights									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2001 - 9/2002		
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
MS 6-18	1. Walls		1460	20	\$ 200,000.00	200,000.00			
Winter Street	2. Floors		1460	20	\$ 20,000.00	20,000.00			
Harrell Street	3. Kitchens		1460	20	\$ 71,500.00	71,500.00			
Wilemon	4. Bathrooms		1460	20	\$ 20,000.00	20,000.00			
Haven Acres	5. Doors		1460	20	\$ 10,000.00	10,000.00			
Coggin	6. Electrical		1460	20	\$ 10,000.00	10,000.00			
SherPhil	7. Exterior		1460	1	\$ 1,000.00	1,000.00			
Jumpertown									
Parkview									
Eastgate									
Jack Yarber	Subtotal				\$ 332,500.00	332,500.00			
Ridgeland Terrace									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2001 - 9/2002		
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
MS 6-20	1. Walls		1460	10	\$ 100,000.00	100,000.00			
Parkview	2. Floors		1460	10	\$ 15,000.00	15,000.00			
Eastgate	3. Kitchens		1460	10	\$ 47,600.00	47,600.00			
Westwood	4. Bathrooms		1460	10	\$ 15,000.00	15,000.00			
Jack Yarber	5. Doors		1460	10	\$ 7,000.00	7,000.00			
Winter Street	6. Electrical		1460	10	\$ 7,000.00	7,000.00			
Wilemon	7. Exterior		1460	1	\$ 1,000.00	1,000.00			
Harrell Street									
Haven Acres									
Coggin	Subtotal				\$ 192,600.00	192,600.00			
Sher-Phil									
Quinn Mattox									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2001 - 9/2002		
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
MS 6-21	1. Walls		1460	3	\$ 25,000.00	25,000.00			
Corinth Scattered Lots	2. Floors		1460	3	\$ 5,000.00	5,000.00			
Winter Street	3. Kitchens		1460	3	\$ 6,400.00	6,400.00			
Quinn Mattox	4. Bathrooms		1460	3	\$ 5,000.00	5,000.00			
Sher-Phil	5. Doors		1460	3	\$ 500.00	500.00			
Parkview	6. Electrical		1460	3	\$ 500.00	500.00			
Pickwick Place	7. Exterior		1460	1	\$ 1,000.00	1,000.00			
Byrum Property									
Jacinto Heights	Subtotal				\$ 43,400.00	43,400.00			
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/2002			
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
Administrative Costs									
	1. Salaries		1410		\$ 167,000.00	167,000.00	167,000.00	51,856.96	
	2. Fringe Benefits		1410		\$ 47,000.00	47,000.00	47,000.00	14,050.57	
	3. Unemployment benefits		1410		\$ 11,000.00	11,000.00	11,000.00	0.00	
	Note: above items are prorated Based on number of hours worked In the Capital Fund Program								
	4. Travel (expense to attend training, Meetings, etc.)		1410		\$ 2,000.00	2,000.00	2,000.00	0.00	
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)		1410		\$ 1,000.00	1,000.00	1,000.00	0.00	
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)		1410		\$ 2,000.00	2,000.00	2,000.00	0.00	
	Subtotal				\$ 230,000.00	230,000.00	230,000.00	65,907.53	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/2002			
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
Audit	1. Annual (Audit of Capital Fund)		1411		\$ 1,000.00	1,000.00	1,000.00	0.00	
	Subtotal				\$ 1,000.00	1,000.00	1,000.00	0.00	
Fees & Costs	1. Architect (kitchens, floors Walls, electrical, etc.)		1430		\$ 129,000.00	129,000.00	129,000.00	0.00	
	2. Engineer		1430		\$ 1,000.00	1,000.00	1,000.00	0.00	
	Subtotal				\$ 130,000.00	130,000.00	130,000.00	0.00	
	GRAND TOTAL				\$2,700,000.00	2,591,640.00	816,000.00	65,907.53	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650102 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13 West Hills	Within 18 months from the date of the ACC	06/03/04		Within 3 years from the date of the ACC	06/03/06		Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650102 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 18 months from the date of the ACC	06/03/04		Within 3 years from the date of the ACC	06/03/06		Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650102 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20							
Parkview	Within 18 months from the date of the ACC	06/03/04		Within 3 years from the date of the ACC	06/03/02		Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650102 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 18 months from the date of the ACC	06/03/04		Within 3 years from the date of the ACC	06/03/06		Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650102 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 18 months from the date of the ACC	06/03/04		Within 3 years from the date of the ACC	06/03/06		Obligated within 24 months and expended within 48 months of execution of the ACC amendment, except the start date will be no later than the start of the fiscal year.
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

Attachment J
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2000– 9/2001
<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:12/31/2002 <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	0.00	0.00	0.00	0.00
3	1408 Management Improvements	360,000.00	360,000.00	360,000.00	327,567.76
4	1410 Administration	225,000.00	225,000.00	225,000.00	223,844.28
5	1411 Audit	1,000.00	1,000.00	1,000.00	600.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	130,000.00	130,000.00	130,000.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	31,000.00	10,500.00	10,500.00	0.00
10	1460 Dwelling Structures	1,970,179.00	1,990,679.00	1,990,679.00	1,148,568.10
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	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 Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	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 1: Summary

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2000– 9/2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	\$2,717,179.00	\$2,717,179.00	\$2,717,179.00	1,700,580.14
	Amount of line XX Related to LBP Activities	0.00			
	Amount of line XX Related to Section 504 compliance	0.00			
	Amount of line 3 Related to Security –Soft Costs	360,000.00	360,000.00	360,000.00	327,567.76
	Amount of Line XX related to Security-- Hard Costs	0.00			
	Amount of line XX Related to Energy Conservation Measures	0.00			
	Collateralization Expenses or Debt Service	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: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
MS 6-13									
West Hills	Walls		1460	50	\$178,000.00	\$339,000.00	\$339,000.00	321,305.74	Contracted
Willow Terrace	Floors		1460	50	98,000.00	98,000.00	98,000.00	70,193.99	Contracted
New Houlika	Kitchens		1460	50	100,000.00	100,000.00	100,000.00	32,940.00	Contracted
East Heights	Bathrooms		1460	50	100,000.00	41,000.00	41,000.00	0.00	Contracted
Meadowview	Doors		1460	100	10,000.00	10,000.00	10,000.00	607.73	Contracted
Fairgrounds	Electrical		1460	10	20,000.00	18,619.00	18,619.00	0.00	Contracted
Forest Heights	Site		1450	1	5,000.00	5,000.00	5,000.00	0.00	Contracted
Lakewood	Exterior		1460	100	10,000.00	10,000.00	10,000.00	0.00	Contracted
Meadow Park	Mechanical Systems		1460	250	644,179.00	644,179.00	644,179.00	338,316.00	Contracted
Pinecrest									
Haven Acres	Subtotal				\$1,165,179.00	\$1,265,798.00	\$1,265,798.00	\$763,363.46	
Jumpertown									
Quinn Mattox									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
MS 6-17									
Beasley Apts.	Floors		1460	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Contracted
	Walls		1460	1	0.00	381.00	381.00	381.00	Contracted
	Subtotal				\$2,000.00	\$2,381.00	\$ 2,381.00	\$ 2,381.00	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
MS 6-18									
Ridgeland Terrace	Walls		1460	25	\$120,000.00	\$130,000.00	\$130,000.00	\$129,326.20	Contracted
Parkview	Floors		1460	30	60,000.00	40,000.00	40,000.00	9,178.00	Contracted
Jumpertown	Kitchens		1460	30	60,000.00	38,000.00	38,000.00	966.00	Contracted
Eastgate	Bathrooms		1460	10	10,000.00	5,000.00	5,000.00	0.00	Contracted
Westwood	Doors		1460	20	2,000.00	2,000.00	2,000.00	47.92	Contracted
Jack Yarber	Electrical		1460	1	2,000.00	24,000.00	24,000.00	23,874.00	Contracted
Winter Street	Site		1450	1	1,000.00	1,000.00	1,000.00	0.00	Contracted
Harrell Street	Exterior		1460	10	1,000.00	16,000.00	16,000.00	14,898.81	Contracted
Wilemon	Mechanical Systems		1460	10	30,000.00	30,000.00	30,000.00	5,431.00	Contracted
Haven Acres									
Coggin									
Sher-Phil	Subtotal				\$ 286,000.00	\$ 286,000.00	\$ 286,000.00	\$183,721.93	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2000 - 9/2001		
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
MS 6-20									
Parkview	Walls		1460	20	\$80,000.00	\$85,000.00	\$85,000.00	\$81,844.60	Contracted
Eastgate	Floors		1460	15	30,000.00	30,000.00	30,000.00	17,563.50	Contracted
Westwood	Kitchens		1460	15	30,000.00	30,000.00	30,000.00	2,334.00	Contracted
Jack Yarber	Bathrooms		1460	10	20,000.00	15,000.00	15,000.00	0.00	Contracted
Winter Street	Doors		1460	10	10,000.00	10,000.00	10,000.00	205.60	Contracted
Harrell Street	Electrical		1460	2	10,000.00	10,000.00	10,000.00	2,076.00	Contracted
Wilemon	Site		1450	1	1,000.00	1,000.00	1,000.00	0.00	Contracted
Haven Acres	Mechanical Systems		1460	50	102,500.00	102,500.00	102,500.00	17,409.00	Contracted
Quinn Mattox	Exterior		1460	10	0.00	35,000.00	35,000.00	33,176.26	Contracted
Coggin									
Sher-Phil	Subtotal				\$ 283,500.00	\$ 318,500.00	\$ 318,500.00	\$154,608.96	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
MS 6-22									
Cathy Street	Walls		1460	4	\$15,000.00	\$25,000.00	\$25,000.00	\$21,357.90	Contracted
Mildred Kay	Floors		1460	2	5,000.00	5,000.00	5,000.00	3,749.50	Contracted
Coggin	Kitchens		1460	7	15,000.00	5,000.00	5,000.00	0.00	Contracted
Jacinto Heights	Bathrooms		1460	5	5,000.00	5,000.00	5,000.00	0.00	Contracted
Jumpertown	Doors		1460	10	1,000.00	1,000.00	1,000.00	0.00	Contracted
Westwood	Electrical		1460	5	5,000.00	5,000.00	5,000.00	0.00	Contracted
Corinth Scattered Lots	Site		1450	1	1,000.00	1,000.00	1,000.00	0.00	"
Amory Scattered Lots	Mechanical Systems		1460	2	4,250.00	4,250.00	4,250.00	0.00	Contracted
	Subtotal				\$ 51,250.00	\$ 51,250.00	\$ 51,250.00	\$25,107.40	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
Administrative	1. Salaries		1410		\$164,000.00	\$176,000.00	\$176,000.00	\$175,600.61	
Costs	2. Fringe Benefits		1410		45,000.00	49,000.00	49,000.00	48,243.67	
	3. Unemployment benefits		1410		11,000.00	0.00	0.00	0.00	
	Note: Above items are prorated based on number of hours worked in CGP program								
	4. Travel (Expense to attend training, meetings, etc.)		1410		2,000.00	0.00	0.00	0.00	
	5. Advertisements (public hearings, bids, contracts, closing, etc.)		1410		1,000.00	0.00	0.00	0.00	
	6. Legal (Review of contracts, documents, assist with questionable bids, etc.)		1410		2,000.00	0.00	0.00	0.00	
	Subtotal				\$ 225,000.00	\$225,000.00	\$225,000.00	\$223,844.28	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000 - 9/2001			
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
Audit	Annual (Audit of Capital Fund)		1411		\$1,000.00	\$1,000.00	\$1,000.00	600.00	
	Subtotal				\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$600.00	
Fees & Costs	Architect (roof, walls, floors, electrical, bathrooms, and kitchens)		1430		129,000.00	129,000.00	129,000.00	0.00	
	Engineer (Site)		1430		1,000.00	1,000.00	1,000.00	0.00	
	Subtotal				\$ 130,000.00	\$130,000.00	\$130,000.00	\$0.00	
	GRAND TOTAL				\$2,717,179.00	\$2,717,179.00	\$2,717,179.00	\$1,700,580.14	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:					Federal FY of Grant: 10/2000 - 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MS 6-13	12/31/02		07/09/02	06/30/04				
West Hills								
Willow Terrace								
New Houlka								
East Heights								
Meadowview								
Fairgrounds								
Forrest Heights								
Lakewood								
Meadow Park								
Pinecrest								
Haven Acres								
Jumpertown								
Quinn Mattox								

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PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:				Federal FY of Grant: 10/2000 - 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18	12/31/02		07/09/02	6/30/04			
Ridgeland Terrace							
Parkview							
Jumpertown							
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							

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PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:					Federal FY of Grant: 10/2000 - 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MS 6-20	12/31/02		07/09/02	6/30/04				
Parkview								
Eastgate								
Westwood								
Jack Yarber								
Witner Street								
Harrell Street								
Wilemon								
Haven Acres								
Quinn Mattox								
Coggin								
Sher-Phil								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:					Federal FY of Grant: 10/2000 - 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MS 6-21	12/31/02		07/09/02	6/30/04				
Parkview								
Byram Property								
Westwood								
Pickwick Place								
Winter Street								
Quinn Mattox								
Jacinto Heights								
Sher-Phil								
Corinth Scattered Lots								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:					Federal FY of Grant: 10/2000 - 9/2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22	12/31/02		07/09/02	6/30/04			
Cathy Street							
Mildred Kay							
Coggin							
Jacinto Heights							
Jumpertown							
Westwood							
Corinth Scattered Lots							
Amory Scattered Lots							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650101 Replacement Housing Factor No:				Federal FY of Grant: 10/2000 - 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA – Wide	12/31/02		12/31/01	06/30/04			
Management Improvements							

Attachment K

Homeownership Programs

On Tuesday, March 11, 2003, 24 CFR Part 906, Public Housing Homeownership Program; Final Rule, was released. After reviewing the Final Rule, Tennessee Valley Regional Housing Authority (TVRHA) is exploring the possibilities of administrating homeownership programs for Public Housing and Section 8 Tenant Based Assistance. If TVRHA decides to administer a homeownership program, specific plans for the programs would be outlined in the Public Housing Homeownership Plan and the Administrative Plan for the Section 8 Housing Choice Voucher Program.

TVRHA is considering the following Public Housing Units for homeownership. The units listed below are proposed and the specific units for the program would be in the PHA's Public Housing Homeownership Plan.

1. Harrell Street, 3 Units
2. Corinth Scattered Lots, 5 Units
3. Byram Property, 4 Units
4. Mildred Kay, 3 Units
5. Amory Scattered Lots, 5 Units
6. Cathy Street, 1 Unit
7. Jacinto Heights, 5 Units
8. Haven Acres, 19 Units

The PHA's Section 8 Tenant Based Assistance Homeownership Program would limit the number of families participating in this option. The specific number of participants and eligibility criteria for participation would be outlined in the PHA's Administration Plan for the Section 8 Housing Choice Voucher Program.