

PHA Plans

5 Year Plan for Fiscal Years 2000 -200 3
Annual Plan for Fiscal Year 200 3

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

PHA Plan Agency Identification

PHAName: JohnsonCityHousingAuthority

PHANumber: TN002

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
- To cost effectively assist eligible very low and low income families by providing opportunities for affordable housing and socioeconomic advancement in a discrimination -free environment; and
 - To affirmatively address the physical needs of the Authority's housing development to ensure a decent, safe, and sanitary environment for employees and residents.

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide 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:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

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:(listbelow)

Other PHA Goals and Objectives:(listbelow)

Five-Year Goals

The goals and objectives adopted by the Johnson City Housing Authority ("Authority") are:

Goal: ORGANIZATIONAL IMAGE
To improve the image and perception of the Authority as an organization.

Objectives:

1. To have published a minimum of one positive article per year in the newspaper with the largest circulation within the Authority's jurisdiction.
2. To apply for no less than two national housing/community development awards programs within the term of the Strategic Plan.
3. To publicly address no less than four public service organizations within the term of the Strategic Plan.

Goal: MANAGEMENT ISSUES
To develop an organization-wide line and staff structure to complement effectively the legislative, technical, and regulatory demands generated by the Quality Housing & Work Responsibility Act of 1998.

Objectives:

1. Analyze the current line and staff structure to ensure there are no overlapping functions.
2. Review position descriptions to ensure that each scope of responsibility is unique.
3. Define department -specific key results areas that contributed directly to the Public Housing Assessment System and Section 8 Management Assistance Program quantifiable goals.

Goal: HOUSING ISSUES

Ensure that Authority owned and assisted units are decent, sanitary, safe, and in good repair.

Objectives:

1. Ensure that at least 99 percent of unit -, utility -, and/or system -related emergencies are corrected and/or abated within 24 hours.
2. Provide 24 hour, seven day per week emergency on -call support service at all sites.
3. Inspect all major systems, including plumbing, electrical, and HVAC, annually.
4. Develop and implement a preventive maintenance schedule for all major systems.

Goal: FISCAL ISSUES

Ensure cost effective oversight and utilization of Authority funding and physical resources.

Objectives:

1. To ensure enforcement compliance of the Authority's rights and obligations with:
 - a. The Annual Contributions Contract
 - b. The US Housing Act of 1937, as amended
 - c. Federal and state procurement laws and regulations.
2. Comply with generally accepted accounting principles.
3. Maintain sound investment practices for all Authority funds.

Goal: ECONOMIC SELF -SUFFICIENCY

Increase the number and percentage of employed persons in assisted families.

Objectives:

1. Increase supportive services through agency collaboration to improve assistance for or recipients' employability.
2. Coordinate with other service -providers to increase independence for the elderly or families with disabilities.
3. Promote economic and educational opportunities for eligible residents.

Goal: COLLABORATION ISSUES

Partner with Authority recognized resident councils, state, county, and local government entities to improve quality of life choices for residents.

Objectives:

1. Establish a joint venture program with the local governing unit to provide expanded recreational opportunities for public housing youth.
2. Implement a Cooperative Agreement with East Tennessee State University to provide joint educational programming for eligible Authority residents.
3. Provide social support services to the extent possible.

Goal: **CRIME AND SAFETY ISSUES**

Provide a safe and secure environment in the Authority's public housing developments.

Objectives:

1. Improve resident and community perception of safety and security in the Authority's public housing developments through resident meetings.
2. Refine the Memorandum of Understanding between the City of Johnson City's Police Bureau and the Authority.
3. Establish a policy and procedure to attract police officers to live in public housing developments.

Goal: **EQUAL OPPORTUNITY ISSUES**

Manage and operate the Authority in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing.

Objectives:

1. Mix public housing development populations as much as possible with respect to ethnicity, race, and income.
To accomplish this goal, we will:
 - a. Market public housing in particular neighborhoods to families from groups that don't typically live in those neighborhoods.
 - b. Provide more consultation and information about housing opportunities to applicants for public housing
 - c. Provide more supportive services and amenities to public housing developments to make them more attractive to new residents
1. 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.
2. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

PHYSICAL AND ENVIRONMENTAL ISSUES

GOAL

- To address the repair, replacement, and maintenance needs of 'deficient' infrastructures. (Infrastructures defined as 'deficient' are identified as obsolete, unsafe, defective, inadequate, or substandard.)

OBJECTIVES

1. Initiate professional engineering analyses of the infrastructures at Authority developments.
2. Determine cost to modernize and upgrade the Authority's environmental and physical infrastructure(s) at all developments.
3. Research and investigate appropriate funding sources to correct and/or abate identified physical and/or environmental deficiencies.
4. To monitor and comply with Federal Lead Based Paint regulations.

AnnualPHAPlan
PHAFiscalYear2003
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualP HAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2003 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
- FY2003 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)
 - tn002a01.doc –Deconcentration Policy**
 - tn002b01.doc –Resident Membership of Governing Board**
 - tn002c01.doc –Statement of Progress in Meeting Mission Statement and Goals**
 - tn002d01.doc –SF -LLL form disclosure**
 - tn002e01.doc PHA Plan –5 -Year Plan Progress**
 - tn002f01.doc –Resident Advisory Board Members**
 - tn002g01.doc –Definition of Significant change**
 - tn002h01.doc -Voluntary Conversion Initial Assessments**

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
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	the Consolidated Plan	
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further the fair housing that require the PHA's involvement.	5 Year and Annual Plans
√	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
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	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
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
√	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
√	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	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
	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 home ownership 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
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	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
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcanmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	2078	4	4	3	N/A	4	N/A
Income>30%but <=50%ofAMI	3117	4	4	3	N/A	4	N/A
Income>50%but <80%ofAMI	1808	4	4	3	N/A	4	N/A
Elderly	518	5	4	2	N/A	4	N/A
Familieswith Disabilities	498	4	5	3	N/A	4	N/A
African-American	2400	3	4	3	N/A	4	N/A
Hispanic	426	4	4	3	N/A	4	N/A
Race/Ethnicity							
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanof theJurisdiction/s
Indicateyear: 2000
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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.** PHA 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 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	262		362
Extremely low income <= 30% AMI	194	74%	
Very low income (> 30% but <= 50% AMI)	68	26%	
Low income (> 50% but < 80% AMI)			
Families with children	143	55%	
Elderly families	11	4%	
Families with Disabilities	61	23%	
African-American	37	14%	
Hispanic	3	1%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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.** PHA 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)

- Section 8 tenant - based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	147		195
Extremely low income <= 30% AMI	119	81%	
Very low income (>30% but <=50% AMI)	22	15%	
Low income (>50% but <80% AMI)	6	4%	
Families with children	82	56%	
Elderly families	12	8%	
Families with Disabilities	42	29%	
African-American	18	12%	
Hispanic	3	2%	
Race/ethnicity			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)

1BR	63	43%	45
2BR	56	38%	81
3BR	27	18%	57
4BR	1	1%	12
5BR	0	0	
5+BR	0	0	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunits off-line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopm ent
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamilie storenthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired
- Maintainorincreasesection8lease -upratesbymarket ingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- Pursuehousingresourcesother thanpublichousingorSection8tenant -based assistance.
- Other: **Collaboratewithregion -wideaffordablehousingassociation (AppalachianResourceCommission)**

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:

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: **Employ admission preference for elderly families.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

- Other: **Employment admission preference for families with disabilities.**

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFRPart903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	2,658,721	
b) Public Housing Capital Fund	1,334,615	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,228,922	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	100,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	858,492	
4. Other income (list below)		
UETHDA	21,039	
Excess Utilities	28,637	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	7,230,426	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **2 months**
- Other: (describe)

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 **References**

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

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

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

(2) Waiting List Organization

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

- Community-widelist
- Sub-jurisdictionallists
- Site-based waitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

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

1. Howmanysite -basedwaitinglistswillthePHAoperateinthecoming year?0

2. Yes No: AreanyorallofthePHA'ssite -basedwaitinglistsnewforthe upcomingyear(thatis,theyarenotpartofapreviously -HUD-approvedsitebasedwaitinglistplan)? Ifyes,howmanylists?

3. Yes No: Mayfamiliesbeonmorethanonelists simultaneously Ifyes,howmanylists?

4. Wherecaninterestedpersonsobtainmoreinformationaboutandsignuptobeon thesite -basedwaitinglists(selectallthatapply)?

- PHAmainadministrativeoffice
- AllPHAdevelopmentmanagementoffices
- Managementofficesatdevelopmentswithsite -basedwaitinglists
- Att hedevelopmenttowhichtheywouldliketoapply
- Other(listbelow)

(3)Assignment

a. Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyfalltothe bottomoforareremovedfromthewaitinglist?(selectone)

- One
- Two
- ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

c. Ifanswertobisno, listvariationsforanyotherthantheprimarypu blichousing waitinglist/sforthePHA:

(4) Admissions Preferences

a. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40%ofallnewadmissionstopubl ichousing tofamiliesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(list below)

- Emergencies
- Overhoused
- Underhoused
- Medicaljustification
- AdministrativereasonsdeterminedbythePHA(e.g.,topermitmodernization work)
- Residentchoice:(statecircumstancesbelow)
- Other:(listbelow)

c. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontopublic housing(othertandateandtimeofapplication)?(If“no”is selected,skiptosubsection **(5)Occupancy**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthecomingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

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

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentsholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s) **Elderly/Disabilities**

3.IfthePHAwillemployadmissionspre ferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyo rthroughapointsystem),placethesamenumbernext toeach.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

4DateandTime

FormerFederalpreferences:

- 1 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 3 Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- 2 Working familiesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentsholiveand/orworkinthejurisdiction
- 2 Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledi neducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- 2 Otherpreference(s) **Elderly/Disabled**

4.Relationshipofpreferencetoincometargetingrequirements:

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5)Occupancy

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

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

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

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

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug -related activity
- Other **Current and Prior Addresses**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office

Other(list below)

(3) Search Time

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

If yes, state circumstances below:

Applicant must verify that they have attempted to find affordable housing.

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) **Elderly/Disabled**

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

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(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 :

ACOP Section 13.3

13.3 MINIMUM RENT

The Johnson City Housing Authority has set the minimum rent at twenty-five dollars (\$25.00) per month. However, if the family requests a hardship exemption, the Johnson City Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the family.

- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

S8 Administrative Plan Section 11.5(B)

B. Minimum Rent.

The Johnson City Housing Authority has set the minimum rent as \$25.00. However, if the family requests a hardship exemption, the Johnson City Housing Authority will suspend the minimum rent for the family beginning the month following the family's hardship request. This suspension will continue until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

- 1. A hardship exists in the following circumstances:
 - a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;
 - b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - c. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - e. When a death has occurred in the family.

2. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring backpayment of minimum rent to the Housing Authority for the time of suspension.
3. Temporary hardship. If the Housing Authority determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a reasonable repayment agreement for any minimum rent backpayment paid by the Housing Authority on the family's behalf during the period of suspension.
4. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

Appeals. The family may use the informal hearing procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the informal hearing procedures.

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:

The flat rents range from \$68 per month to \$301 per month depending on bedroom size.

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 space that best describes 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 redetermination:

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 composition
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____

Other(list below)
If the family elected to base their rent on income, it is their responsibility to report changes in family composition and income within ten days.

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.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other **We use a percentage of the FMR.**

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

- ThePHAhaschosentoserveadditionalfamiliesbyloweringthepayment standard
- Reflectsmarketorsubmarket
- Other(listbelow)

c.Ifthepaymentstandardishigher thanFMR,whyhasthePHAchosenthislevel?
(selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadequacyofitspayment standard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a.Wh atamountbestreflectsthePHA'sminimumrent?(selectone)

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

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

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredto completethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PH A 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)Section8Management:(listbelow)

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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 24CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement table 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-

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-

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 HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:

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 HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No",

skiptocomponent9;if“yes”,completeoneactivitydescription
foreachdevelopment.)

2.ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationin
the **optional**PublicHousingAssetManagementTable?(If
“yes”,skiptocomponent9.If“No”,completetheActivity
Descriptiontablebelow.)

Demolition/DispositionActivityDescription	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity:	
b.Projectendeddateofactivity:	

**9. DesignationofPublicHousingforOccupancybyElderlyFamilies
orFamilie swithDisabilitiesorElderlyFamiliesandFamilieswith
Disabilities**

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHA designatedorappliedforapprovaltodesignateor
doesthePHAplantoapplytodesignateanypublichousingfor
occupancyonlybytheelderlyfamiliesoronlybyfamilieswith
disabilities,orbyelderlyfamiliesandfamilieswithdisabilities
orwillap plyfordesignationforoccupancybyonlyelderly
familiesoronlyfamilieswithdisabilities,orbyelderlyfamilies
andfamilieswithdisabilitiesasprovidedbysection7ofthe
U.S.HousingActof1937(42U.S.C.1437e)intheupcoming

fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations

Act?(If “No”,skiptocomponent11;if“yes”,completeo ne activitydescriptionforeachidentifieddevelopment,unless eligibletocompleteastreamlinedsubmission.PHAs completingstreamlinedsubmissionsmayskiptocomponent 11.)

2.ActivityDescription

Yes No: Hast hePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?If“yes”,skiptocomponent11.If “No”,completetheActivityDescriptiontablebelow.

ConversionofPublicHousingA ctivityDescription
1a.Developmentname: 1b.Development(project)number:
2.Whatisthestatusoftherequiredassessment? <input type="checkbox"/> Assessmentunderway <input type="checkbox"/> AssessmentresultssubmittedtoHUD <input type="checkbox"/> Assessmentres ultsapprovedbyHUD(ifmarked,proceedtonext question) <input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)
4.StatusofConversi onPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapprove ddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> Unitsaddressedinap endingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowh aslessthan300units <input type="checkbox"/> Other:(describellow)

Component 10(B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? **8**

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)? **0**

c. How many Assessments were conducted for the PHA's covered developments? **1**

d. Identify PHA development that may be appropriate for conversion based on the Required Initial Assessments: **N/A**

Development Name	Number of Units
Carver	N/A
Keystone	N/A
Dunbar	N/A
Fairview	N/A
Parkway	N/A
Memorial Park	N/A
Pinecrest	N/A
Lake Terrace	N/A

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 90.3.79(k)]

A. Public Housing

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

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderan approvedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA** status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

2. ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a. Developmentname: 1b. Development(project)number:
2. FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3. Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4. DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6. Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B. Section8TenantBasedAssistance

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 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

[24CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date the 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 programs
- 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 admission policies
- Section 8 admission policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

- 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 903.79(m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

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

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

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

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

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

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

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

PHA eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

17. PHA Asset Management

[24CFR Part 903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

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

- Not applicable
- 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 903.79(r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename)
- Provided below:

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:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (**Johnson City, TN**)

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:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

ReferencetheCityofJohnsonCityConsolidatedPlan

D.OtherInformationRequiredbyHUD

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

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

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

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
Johnson City, TN 37605 -0059
Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: August 20, 2003
SUBJ: Deconcentration Policy

The policy listed below is an excerpt from the Admissions and Continued Occupancy Policy for the Johnson City Housing Authority (p. 22).

10.4 DECONCENTRATION POLICY

It is Johnson City Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Johnson City Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of our developments, the income level of census tracts in which our developments are located, and the income level of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

JOHNSONCITYHOUSINGAUTHORITY

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MEMORANDUM

TO: HUD
FROM: MikeClark
DATE: August 20, 2003
SUBJ: ResidentMembershipofthePHAGoverningBoard

BelowislistedtherequiredinformationconcerningtheresidentmemberoftheBoardof Commissionersfor theJohnsonCityHousingAuthority.

Name: WendolinElrod
HomeAddress 801BertStreet
JohnsonCity,TN37601

MethodofSelection: AppointmentbyCityCouncil

TermofAppointment: 9/24/01 -9/23/06

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: August 20, 2003
SUBJ: Statement of Progress in Meeting Mission Statement and Goals

Mission:

In order to provide affordable housing the Authority has maintained a 99% occupancy rate over the past year. In order to provide socioeconomic advancement we provide space for four Headstart classrooms. In addition we provide space for a Family Resource Center and Even Start, both providing educational assistance for residents.

In order to address the physical needs of the Authority, there -roofing of all Authority buildings was completed this year. Also we have started replacing worn out sewer lines with work beginning in two development sites this past year.

Goals:

Organizational Image – The local newspaper has published no less than ten positive articles this year concerning the Authority and its activities. We were awarded a Clean Team award for the Lake Terrace development.

Housing Issues – 100% of emergency work orders were completed within 24 hours. We provide 24/7 maintenance services. Inspections of all units, and major systems are conducted at least annually.

Economic Self-Sufficiency – As stated above the Authority works with Headstart, Family Resource Center, Even Start, and East Tennessee State University in order to provide educational opportunities for assisted families.

Collaboration Issues – The Authority has continued to work with the City of Johnson City in operating the Johnson City Athletic Club. East Tennessee State University and the Authority work together in order to provide educational opportunities for residents and students alike. AmeriCorps and the Authority work together to help the elderly residents stay self-sufficient.

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Crime and Safety Issues – As reflected in the most recent REAC survey, in general our residents feel safe in our developments. Along with the Johnson City Police Bureau we are working to keep crime as low as possible. As reflected elsewhere in this plan we are working with the police to attract police officers to live in public housing developments.

Equal Opportunity Issues – All our developments fall within HUD guidelines for economic deconcentration. Each department has produced brochures in order to provide better information to residents about Authority services. The Authority has developed a reasonable accommodation policy in order to better provide for disabled residents' needs.

Physical and Environmental Issues – The Authority has had a professional engineering analysis completed in order to determine infrastructure needs and the cost of addressing those needs. The Authority monitors and is in compliance with Federal Lead Paint regulations.

JOHNSONCITYHOUSINGAUTHORITY

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MEMORANDUM

TO: ToWhomitmayConcern
FROM: MikeClarkMISCoordinator
DATE: August 20, 2003
SUBJ: SF-LLLform

As the Johnson City Housing Authority has not participated in any lobbying activities, we do not need to submit form SF -LLL or SF -LLLa.

Thank You,
Mike Clark

JOHNSON CITY HOUSING AUTHORITY

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Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: August 20, 2003
SUBJ: PHA Plan -5- Year Plan Progress

The Johnson City Housing Authority has made significant progress on the five-year plan this past year. The local newspaper has published no less than ten positive articles this past year. We won a Clean Team award for the Lake Terrace development. The State of Tennessee awarded the Authority a second tree grant this year. We were rated Superior in PHAS this year and scored 100 in SEMAP. We received an unqualified audit from our auditor this year. In order to improve our residents' self-sufficiency and improve their quality of life we have co-operative agreements with the Family Resource Center, Even Start, Johnson City Transit, the Area Agency on Aging, and East Tennessee State University. The Johnson City Athletic Club, a joint collaboration with the City of Johnson City, continues to work with young people. AmeriCorps and the Authority work together to help the elderly residents stay self-sufficient.

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MEMORANDUM

TO: HUD
FROM: MikeClark
DATE: August 20, 2003
SUBJ: ResidentAdvisoryBoard

Thefollowingpeoplearethe Resident AdvisoryBoard fortheJohnsonCityHousingAuthority.

JeffBishop	Pinecrest 520Crest CourtJohnsonCity,TN
EthelManis	LakeTerrace 2465MintHillJohnsonCity,TN
GwenWelch	Fairview 602SteeleStreetJohnsonCity,TN
MaryHensley	Parkway-Dunbar 1006JohnExumJohnsonCity,TN
SharonDugger	MemorialPark 803Bert StreetJohnsonCity,TN
TabathaGonzales CarolynDixon	Keystone 232S.BroadwayJohnsonCity,TN 242S.BroadwayJohnsonCity,TN

JOHNSONCITYHOUSINGAUTHORITY

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MEMORANDUM

TO: HUD

FROM: MikeClark

DATE: August 20, 2003

SUBJ: Definitionof“SignificantChange”tothePHAAnnualPlanandthePHA5Year
PlanfortheJohnsonCityHousingAuthority

TheJohnsonCityHousingAuthorit ydefinesa“significantchange”as:

1. Anychangetorentoradmissionspoliciesororganizationofthewaitinglist.
2. Additionsofnon -emergencyworkitems(itemsnotincludedinthecurrentAnnual
StatementorFive -YearActionPlan)orchangeintheuseof replacementreserve
fundsundertheCapitalFund.
3. AdditionsofnewactivitiesnotincludedinthecurrentPHDEPPlan.
4. anychangewithregardtodemolitionordisposition,designation,homeownership
programsorconversionactivities.

JOHNSONCITYHOUSINGAUTHORITY

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MEMORANDUM

TO: HUD

FROM: MikeClark

DATE: August 20, 2003

SUBJ: PetPolicy

AttachedisthecurrentpetpolicyfortheJohnsonCityHousingAuthority

JOHNSONCITYHOUSINGAUTHORITY

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JOHNSONCITYHOUSINGAUTHORITY

PETPOLICY

I. PURPOSE

This Pet Policy has been adopted to provide reasonable rules governing the keeping of common household pets by residents of the Authority's owned and managed dwelling accommodations. These rules were adopted to further the contractual interest of the Authority in its continued interest to provide a decent, safe, and sanitary living environment for existing and prospective residents and in protecting and preserving the physical and financial interest in the Authority's facilities.

II. GOVERNINGLAW

Section 526 Quality Housing Work Responsibility Act, Section 31 United States Housing Act of 1937 as amended, City of Johnson City Ordinance #3425-Animal Control Ordinance. Pet Ownership in Public Housing (24 CFR Part 960 et seq.)

III. APPLICABILITY

In accordance with applicable state, local, and federal regulations, this policy shall be applicable to all residents and prospective residents of the Johnson City Housing Authority's dwelling units.

This Pet Policy is incorporated by reference into the resident lease and violation of the rules may be grounds for removal of the pet or termination of the pet owner's tenancy (or both). See Lease and Grievance Procedure.

Residents are permitted to own and keep common household pets in their dwelling units only in accordance with the Pet Policy and Pet Rules. All residents are strictly prohibited from keeping common household pets that are not housed within the resident's unit.

IV. PETSIZENDPETTYPE

A companion animal will be defined as a common household pet such as a dog, cat, bird, gerbil, hamster or fish. Pets, other than cats and dogs, shall have suitable

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housing, e.g. cages or aquariums. There will be no more than one cat or dog or caged mammal per apartment. Under no circumstances will there be more than one pet per apartment allowed. A maximum of two birds may be permitted and in the case of fish, no more than one aquarium with a 20 gallon capacity shall be allowed. The mature size of a dog is limited to a weight not to exceed 20 pounds (except for a registered service animal). Animals that are exotic, wild, unusual, or different from normal household pets, such as chickens, turkeys, ducks, geese, or similar animals or fowl either domesticated or non-domesticated are prohibited. Raccoons, lizards, rabbits, hedgehogs, snakes, potbelly pigs, ferrets, or any other warm blooded or cold blooded animal which cannot normally be found in the wild state and which may pose a nuisance or danger to other residents and/or employees are prohibited. Any animal or animals that attacks, bites, injures or poses a threat to a person or other animals without adequate provocation; or which, because of temperament, conditioning or training, has a known propensity to attack, bite or injure people or other animals are prohibited. *Pitbulls and rottweilers* are not permitted at any time as pets.

V. RESIDENTS' FINANCIAL OBLIGATION

- A. A pet deposit shall be equal to one month Total Tenant Payment or Flat Rent whichever is lesser of the two.
- B. A non-refundable fee of \$100.00 will also be required to cover the reasonable operating costs to the development relating to the presence of pets.
- C. Owners of pets will be charged a \$25.00 maintenance charge for each occasion that the maintenance staff needs to clean up after the pet. If the cost for cleaning up or damage repaired exceeds \$25.00, the tenant will be charged the actual cost.
- D. Owners of pets are responsible for all physical damages and/or personal injuries attributed to the pet.
- E. It is at the option of the Housing Authority to let pet owner make installments on the pet deposit and non-refundable fee. This will be done thru a Repayment Agreement with installments broken down to a maximum (3) equal monthly payments.
- F. Birds, fish and small caged mammals are exempt from the pet deposit and non-refundable fee.

VI. PET RULES - GENERAL

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
Johnson City, TN 37605 -0059
Phone (423) 232-4784 Fax (423) 232-4789

- A. No pets may be brought on the premises before it is registered with the Johnson City Housing Authority.
- B. To register a cat or dog, the pet owner must provide:
1. A certificate signed by a licensed veterinarian or state or local authority stating that the pet has received all inoculations required by applicable state and local law. All cats and dogs over the age of six months must be neutered or spayed and tenant must provide such evidence to the Housing Authority.
 2. Proof that the animal is properly licensed and registered in accordance with the City of Johnson City requirements. The ANIMAL REGISTRATION CERTIFICATE, Appendix 1 and 2 must be filled out per City of Johnson City Animal Control Ordinance. See example B. Pet owner is responsible for compliance with City of Johnson City Animal Control Ordinance, currently in effect or as may be amended from time to time.
 3. Information sufficient to identify the pet.
 4. Name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
 5. Pet Information Sheet must be filled out. See Exhibit A
 6. Pet Information Sheet must be updated annually at the annual recertification.
- C. Pets not owned by a resident may be permitted on the premises, however, the animal must be on a leash if brought outside of the apartment and the animal is confined to the resident's unit only. Further, the head of household is responsible for any damage to the personal property or Housing Authority property by the visitor's animal. *There is a (5) day limit per visit.* Visitor must register with Housing Authority before letting animal stay in unit.
- D. Dogs must always be secured by a leash at any time they are brought outside of the unit on development property.

JOHNSON CITY HOUSING AUTHORITY

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Johnson City, TN 37605 -0059
Phone (423) 232-4784 Fax (423) 232-4789

- E.* Pets must always be accompanied by and under the control of a responsible individual.
- F.* Pets are not allowed to remain stationary in any common area, such as a building entrance, lobbies, hallways, community room, laundry room, etc., which may be used for ingress and egress purposes.
- G.* No outdoor cages, runs, shelter, or the like, may be constructed.
- H.* The pet owner is responsible for cleaning up after the pet inside the apartment and anywhere on development property. Litter boxes must be emptied at least twice weekly. All wastes must be bagged and disposed of properly in the appropriate trash receptacles. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.

In the event that the owner of a pet is hospitalized or institutionalized, he/she must have made prior arrangements for the temporary placement and care of the pet. If no prior arrangement has been made and the pet is left unattended for a period exceeding 48 hours, the Humane Society or other appropriate agency will be contacted to remove the pet.

- I.* Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create a nuisance to neighbors with excessive barking, whining, chirping, odor or other unruly behavior.
- J.* Pets shall not interfere with the delivery of maintenance or management or social services provided by the Housing Authority.
- K.* Pets disturbing the peace and tranquility of neighbors through noise, smell, animal excrement, or other nuisance, which is substantiated, must be removed from premises. Resident will receive one (1) warning letter to correct the situation. Upon a second notice of a written legitimate complaint, the resident shall be advised that a further notice shall be cause for termination of the Lease. In the case of a serious problem, e.g. a vicious dog, this procedure may be shortened in the interest of public safety.
- L.* The pet owner will be responsible for proper care — good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations.

JOHNSON CITY HOUSING AUTHORITY

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Phone (423) 232-4784 Fax (423) 232-4789

- M. The pet owner will be responsible for the cost of exterminating his/her apartment to supplement regular Housing Authority maintenance pest control, if said service is deemed necessary by the Housing Authority. *Cost will be assessed at \$25 per treatment.*
- N. Residents will not encourage stray animals to congregate or inhabit on or in the Authority Building or grounds, including, but not limited to, feeding stray cats, dogs, or wild animals. Any animal shall be deemed to be harbored if it is fed or sheltered for three (3) consecutive days or more. Said animals will be removed from the Authority's premises by appropriated animal protection agencies and the cost could be charged to the tenant violating this rule.
- O. The resident is responsible for keeping management informed of any change of information.

VII. INCORPORATION IN LEASES

This Pet Policy shall be incorporated by attachment to and by reference in all leases between tenants and the Johnson City Housing Authority and all Public Housing Dwelling Leases between tenants and Authority whether or not so specifically provided in such leases.

Resident Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds	\$0.00			
2	1406 Operations	\$266,923.00		\$0.00	\$0.00
3	1408 Management Improvements	\$266,923.00		\$266,923.00	\$30,243.60
4	1410 Administration	\$133,461.00		\$133,461.00	\$42,792.41
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$50,000.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$25,000.00		\$980.00	\$151.20
10	1460 Dwelling Structures	\$455,739.00	\$392,837.20	\$28,478.65	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$20,800.00	\$39,958.80	\$23,698.80	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$43,743.00	\$0.00	40.00
13	1475 Nondwelling Equipment	\$9,000.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$106,769.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,334,615.00		\$453,541.45	\$73,187.21
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$79,223.00		\$79,223.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:				Federal FY of Grant : 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN -2001	Cyclical Painting Program -Phase 5	1460	6 units	\$3,000.00		\$0.00	\$0.00	Tobe bid
Carver	Floor Replacement Program -Phase 5	1460	3 units	\$3,730.00		\$0.00	\$0.00	Tobe bid
	Water Heater Replacement	1460	74	\$29,000.00	\$2,780.00	\$2,780.00	\$0.00	On Schedule
	HVAC System	1460	74	\$197,639.00	\$0.00			Moved to grant 50101
	Electrical Renovations for appliances	1460	74 units	\$44,400.00	\$17,437.82	\$17,437.82	\$0.00	On Schedule
	Range Replacement	1465	74	\$16,650.00	\$16,960.91	\$16,960.91	\$0.00	On Schedule
TN -2002	Cyclical Painting Program -Phase 5	1460	20 units	\$10,000.00		\$0.00	\$0.00	Tobe bid
Keystone	Floor Replacement Program -Phase 5	1460	11 units	\$12,250.00		\$0.00	\$0.00	Tobe bid
TN -2003	Cyclical Painting Program -Phase 5	1460	3 units	\$1,500.00		\$0.00	\$0.00	Tobe bid
Dunbar	Floor Replacement Program -Phase 5	1460	2 units	\$1,600.00		\$0.00	\$0.00	Tobe bid
	Water Heater Replacement	1460	30	\$11,700.00	\$1,191.45	\$1,191.45	\$0.00	On Schedule
	HVAC System	1460	30	\$81,000.00	\$0.00			Moved to Grant 50101
	Electrical Renovations for appliances	1460	30 units	\$18,000.00	\$7,069.38	\$7,069.38	\$0.00	On Schedule
	Range Replacement	1465	30	\$6,750.00	\$6,737.89	\$6,737.89	\$0.00	On Schedule
TN -2004	Cyclical Painting Program -Phase 5	1460	7 units	\$3,500.00		\$0.00	\$0.00	Tobe bid
Fairview	Floor Replacement Program -Phase 5	1460	4 units	\$3,725.00		\$0.00	\$0.00	Tobe bid
	Water Heater Replacement	1460	70		\$28,800.00	\$0.00	\$0.00	Tobe bid
	HVAC System	1460	70		\$230,530.00	\$0.00	\$0.00	Tobe bid
	Electrical Renovations for appliances	1460	70		\$35,000.00	\$0.00	\$0.00	Tobe bid
	Range Replacement	1465	70		\$16,260.00	\$0.00	\$0.00	Tobe bid

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN –2005	Cyclical Painting Program –Phase 5	1460	5 units	\$2,500.00		\$0.00	\$0.00	Tobe bid
Parkway	Floor Replacement Program –Phase 5	1460	2 units	\$2,650.00		\$0.00	\$0.00	Tobe bid
TN –2006	Cyclical Painting Program –Phase 5	1460	11 units	\$5,500.00		\$0.00	\$0.00	Tobe bid
Memorial Park	Floor Replacement Program –Phase 5	1460	6 units	\$6,400.00		\$0.00	\$0.00	Tobe bid
TN –2007	Cyclical Painting Program –Phase 5	1460	9 units	\$4,500.00		\$0.00	\$0.00	Tobe bid
Pinecrest	Floor Replacement Program –Phase 5	1460	5 units	\$5,300.00		\$0.00	\$0.00	Tobe bid
TN –2010	Cyclical Painting Program –Phase 5	1460	7 units	\$3,500.00		\$0.00	\$0.00	Tobe bid
Lake Terrace	Floor Replacement Program –Phase 5	1460	4 units	\$4,345.00		\$0.00	\$0.00	Tobe bid
HA –Wide	Operations	1406	L.S.	\$266,923.00		\$0.00	\$0.00	On schedule
HA –Wide	Technical & Non -Technical Salaries							
	1. Director of Physical Services –30% to Modernization (CFP) under 1408	1408	1	\$14,928.00		\$14,928.00	\$4,849.48	On Schedule
	2. Admin. Assistant for Comm. Safety	1408	1	\$23,192.00		\$23,192.00	\$6,926.40	On Schedule
	3. Painter –Vacancy Time Reduction	1408	2	\$22,728.00		\$22,728.00	\$9,272.52	On Schedule
	4. Admin. Assistant for Deputy Director	1408	1	\$17,000.00		\$17,000.00	\$1,311.00	On Schedule
	5. Employee Benefits for #1 above	1408	1	\$4,926.00		\$4,926.00	\$1,652.98	On Schedule
	6. Employee Benefits for #2 above	1408	1	\$7,653.00		\$7,653.00	\$1,947.08	On Schedule
	7. Employee Benefits for #3 above	1408	1	\$7,500.00		\$7,500.00	\$4,284.14	On Schedule
	Community Services							
	Children First Development Center - child care center for HA child ren and community –operating expenses	1408	L.S.	\$168,996.00		\$168,996.00	\$0.00	On Schedule

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA -Wide	Technical Salaries							
	1. Director of Physical Services -40% to Modernization (CFP) under 1410	1410	1	\$19,905.00		\$19,905.00	\$6,465.99	On Schedule
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$11,530.00		\$11,530.00	\$3,731.72	On Schedule
	3. Director of Community Safety	1410	1	\$40,055.00		\$40,055.00	\$13,076.64	On Schedule
	4. M.I.S. Coordinator	1410	1	\$31,785.00		\$31,785.00	\$10,224.24	On Schedule
	5. Employee Benefits for #1 above	1410.9	1	\$6,569.00		\$6,569.00	\$914.86	On Schedule
	6. Employee Benefits for #2 above	1410.9	1	\$3,805.00		\$3,805.00	\$1,469.01	On Schedule
	7. Employee Benefits for #3 above	1410.9	1	\$8,323.00		\$8,323.00	\$2,384.51	On Schedule
	8. Employee Benefits for #4 above	1410.9	1	\$10,489.00		\$10,489.00	\$4,525.44	On Schedule
	Sundry -For Legal advertising costs	1410.19	1	\$1,000.00		\$1,000.00	\$0.00	On Schedule
HA -Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$50,000.00		\$0.00	\$0.00	On Schedule
HA -Wide	Landscaping/Erosion Control (to correct systemic deficiency from PHAS)	1450	L.S.	\$25,000.00		\$980.00	\$151.20	On Schedule
HA -Wide	Community Safety Building Renovations	1470	1		\$30,000.00	\$0.00	\$0.00	To be bid
	Keystone Recreation Center Renovations	1470	1		\$13,743.00	\$0.00	\$0.00	To be bid
HA -Wide	Computer Hardware	1475	L.S.	\$9,000.00		\$0.00	\$0.00	On Schedule
HA -Wide	Contingency	1502		\$106,769.00		\$0.00	\$0.00	

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN –2001 Carver							
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06			
1460 Floor Replacement (phase 5)	09/30/04			09/30/06			
1460 Water Heater replacement	09/30/04		03/31/03	09/30/06			
1460 HVAC Systems	09/30/04			09/30/06			Item Moved to CGP50101
1460 Electrical Renovations	09/30/04		03/31/03	09/30/06			
1465 Range Replacement	09/30/04		03/31/03	09/30/06			
TN –2002 Keystone							
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06			
1460 Floor Replacement (phase 5)	09/30/04			09/30/06			
TN –2003 Dunbar							
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06			
1460 Floor Replacement (phase 5)	09/30/04			09/30/06			
1460 Water Heater replacement	09/30/04		03/31/03	09/30/06			
1460 HVAC System s	09/30/04			09/30/06			Item Moved to CGP50101
1460 Electrical Renovations	09/30/04		03/31/03	09/30/06			
1465 Range Replacement	09/30/04		03/31/03	09/30/06			
TN –2004 Fairview							
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06			
1460 Floor Replacement (phase 5)	09/30/04			09/30/06			
1460 HVAC Systems		12/31/03		09/30/06			Item moved from five -year plan
1460 Water Heater Replacement		12/31/03		09/30/06			Item moved from five -year plan
1460 Range Replacement		12/31/03		09/30/06			Item moved from five -year plan
1460 Electrical Renovations		12/31/03		09/30/06			Item moved from five -year plan
TN –2005 Parkway							
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06			
1460 Floor Replacement (phase 5)	09/30/04			09/30/06			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TN – 2006 Memorial Park								
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06				
1460 Floor Replacement (phase 5)	09/30/04			09/30/06				
TN – 2007 Pinecrest Village								
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06				
1460 Floor Replacement (phase 5)	09/30/04			09/30/06				
TN – 2010 Lake Terrace								
1460 Cyclical Painting (phase 5)	09/30/04			09/30/06				
1460 Floor Replacement (phase 5)	09/30/04			09/30/06				
HA – Wide								
1406 Operations	09/30/04			09/30/06				
1408 All Salaries & Benefits	09/30/04		09/30/02	09/30/06				
1408 Children First Dev. Center	09/30/04		09/30/02	09/30/06				
1410 All Salaries & Benefits	09/30/04		09/30/02	09/30/06				
1410S undry	09/30/04		09/30/02	09/30/06				
1430A & E Fees	09/30/04			09/30/06				
1450 Landscaping/Erosion Control	09/30/04			09/30/06				
1470 Community Safety Building Renovations		03/31/04		09/30/06			Item moved from five -year plan	
1470 Keystone Rec. Center Renov.		03/31/04		09/30/06			Item moved from five -year plan	
1475 Computer Hardware	09/30/04			09/30/06				
1502 Contingency	09/30/04			09/30/06				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 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	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	\$0.00			
2	1406 Operations	\$266,923.00			
3	1408 Management Improvements	\$465,717.00			
4	1410 Administration	\$133,461.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$20,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$25,000.00			
10	1460 Dwelling Structures	\$296,128.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$11,617.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$9,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$106,769.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,334,615.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$77,326.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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
				Original	Revised	Funds Obligated	Funds Expended	
TN -2001	Cyclical Painting Program	1460	6 units	\$3,000.00				
Carver	Floor Replacement Program	1460	3 units	\$3,730.00				
TN -2002	Cyclical Painting Program	1460	10 units	\$5,000.00				
Keystone	Floor Replacement Program	1460	11 units	\$12,250.00				
	Water Heater Replacement	1460	50	\$20,570.00				
	HVAC System	1460	50	\$185,558.00				
	Electrical Renovations for appliances	1460	50	\$30,000.00				
	Range Replacement	1465	50	\$11,617.00				
TN -2003	Cyclical Painting Program	1460	3 units	\$1,500.00				
Dunbar	Floor Replacement Program	1460	2 units	\$1,600.00				
TN -2004	Cyclical Painting Program	1460	7 units	\$3,500.00				
Fairview	Floor Replacement Program	1460	4 units	\$3,725.00				
TN -2005	Cyclical Painting Program	1460	5 units	\$2,500.00				
Parkway	Floor Replacement Program	1460	2 units	\$2,650.00				

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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
				Original	Revised	Funds Obligated	Funds Expended	
TN -2006	Cyclical Painting Program	1460	5 units	\$2,500.00				
Memorial Park	Floor Replacement Program	1460	3 units	\$3,400.00				
TN -2007	Cyclical Painting Program	1460	6 units	\$3,500.00				
Pinecrest	Floor Replacement Program	1460	4 units	\$4,300.00				
TN -2010	Cyclical Painting Program	1460	5 units	\$2,500.00				
Lake Terrace	Floor Replacement Program	1460	4 units	\$4,300.00				
HA -Wide	Operations	1406	L.S.	\$266,923.00				
HA -Wide	Technical & Non -Technical Salaries							
	1. Director of Physical Services -30% to Modernization (CFP) under 1408	1408	1	\$15,375.00				
	2. Admin. Assistant for Comm. Safety	1408	1	\$20,610.00				
	3. Painter - Vacancy Time Reduction	1408	2	\$25,666.00				
	4. Admin. Assistant for Deputy Director	1408	1	\$17,000.00				
	5. Employee Benefits for #1 above	1408	1	\$5,382.00				
	6. Employee Benefits for #2 above	1408	1	\$7,214.00				
	7. Employee Benefits for #3 above	1408	1	\$8,470.00				
	Community Services							
	Children First Development Center - child care center for HA children and community - operating expenses	1408	L.S.	\$366,000.00				

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 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
				Original	Revised	Funds Obligated	Funds Expended	
HA -Wide	Technical Salaries							
	1. Director of Physical Services -40% to Modernization (CFP) under 1410	1410	1	\$20,502.00				
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$11,876.00				
	3. Director of Community Safety	1410	1	\$40,400.00				
	4. M.I.S. Coordinator	1410	1	\$31,785.00				
	5. Employee Benefits for #1 above	1410.9	1	\$3,515.00				
	6. Employee Benefits for #2 above	1410.9	1	\$4,156.00				
	7. Employee Benefits for #3 above	1410.9	1	\$9,102.00				
	8. Employee Benefits for #4 above	1410.9	1	\$11,125.00				
	Sundry -For Legal advertising costs	1410.19	1	\$1,000.00				
HA -Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$20,000.00				
HA -Wide	Landscaping/Erosion Control (to correct systemic deficiency from PHAS)	1450	L.S.	\$25,000.00				
HA -Wide	Computer Hardware	1475	L.S.	\$9,000.00				
HA -Wide	Contingency	1502		\$106,769.00				

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

PHAName: Johnson City Housing Authority	Grant Type and Number Capital Fund Program No: TN37P00250103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
TN -2001 Carver							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
TN -2002 Keystone							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
1460 Water Heater replacement	09/30/05			09/30/07			
1460 HVAC Systems	09/30/05			09/30/07			
1460 Electrical Renovations	09/30/05			09/30/07			
1465 Range Replacement	09/30/05			09/30/07			
TN -2003 Dunbar							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
TN -2004 Fairview							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
TN -2005 Parkway							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
TN -2006 Memorial Park							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			

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

PHAName: Johnson City Housing Authority	Grant Type and Number Capital Fund Program No: TN37P00250103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
TN –2007 Pinecrest Village							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
TN –2010 Lake Terrace							
1460 Cyclical Painting (phase 5)	09/30/05			09/30/07			
1460 Floor Replacement (phase 5)	09/30/05			09/30/07			
HA –Wide							
1406 Operations	09/30/05			09/30/07			
1408 All Salaries & Benefits	09/30/05			09/30/07			
1408 Children First Dev. Center	09/30/05			09/30/07			
1410 All Salaries & Benefits	09/30/05			09/30/07			
1410 Sundry	09/30/05			09/30/07			
1430 A & E Fees	09/30/05			09/30/07			
1450 Landscaping/Erosion Control	09/30/05			09/30/07			
1475 Computer Hardware	09/30/05			09/30/07			
1502 Contingency	09/30/05			09/30/07			

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

Activities for Year: <u>4</u> FFY Grant: 2006 PHAFY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN-2001 Carver	Clothes lines/posts replaced	\$9,250.00	TN-2001 Carver	Replacement of deficient underground water lines	\$66,000.00
	Interior water & waste lines replaced (phase 1)	\$10,000.00			
	Kit. Cabinet replacement (phase 1)	\$90,000.00		Parking addition	\$25,000.00
TN-2001 Keystone	Clothes lines/posts replaced	\$20,000.00		Replacement of deficient underground sanitary sewer lines (phase 1)	\$37,000.00
	Interior water & waste lines replaced (phase 1)	\$30,000.00	TN-2002 Keystone	Replacement of deficient underground water lines (phase 1)	\$102,475.00
	Kit. Cabinet replacement (phase 1)	\$50,814.00			
TN-2003 Dunbar	Clothes lines/posts replaced	\$3,750.00		Replacement of deficient underground sanitary sewer lines (phase 1)	\$191,743.00
	Address Number Replacement	\$1,500.00			
	Interior water & waste lines replaced (phase 1)	\$10,000.00	TN-2003 Dunbar	Replacement of deficient underground water lines	\$26,000.00
TN-2004 Fairview	Clothes lines/posts replaced	\$8,000.00		Replacement of deficient underground sanitary sewer lines	\$34,000.00
	Address Number Replacement	\$3,500.00			
	Interior water & waste lines replaced	\$10,000.00		Window Replacement	\$37,000.00
	Window Replacement	\$68,031.00	TN-2005 Parkway	Replacement of deficient underground water lines	\$45,000.00
TN-2005 Parkway	Kit. Cabinet replacement	\$75,000.00		Replacement of deficient underground sanitary sewer lines	\$35,000.00
	Roof Replacement	\$52,000.00			
	Replacement of interior water & waste lines (phase 1)	\$25,000.00	HA –Wide	Children First Dev. Center	\$106,620.00
	Exterior door replacement	\$88,000.00		Youth Sports Program	\$20,000.00
	Exterior storm door replacement	\$88,000.00		Mill & Paving	\$75,000.00
TN-2006 Memorial Park	Address Number Replacement	\$6,250.00		Storm Sewer repair	\$70,000.00
	Roof Replacement	\$140,000.00		Renovation to Comm. Safety &	\$30,000.00
TN-2007 Pinecrest Village	Paving	\$140,260.00		Resident Services Offices	
	Alarm system for elderly	\$15,000.00		Renovation to Comm. Rec. Center	\$25,000.00
TN-2010 Lake Terrace	Paving	\$140,260.00		Renovation to Central Admin. Bldg.	\$25,000.00
	Kit. Cabinet replacement (phase 1)	\$100,000.00		Renovation to Physical Service Bldg.	\$100,000.00
HA –Wide	Addition of Water Meters (phase 1)	\$100,000.00		Computer networking sys. upgrade	\$40,000.00
	Water heater replacements	\$50,000.00		Debt service and financing costs for modernization: correction of deferred maintenance needs and replacement/repair of deficient infrastructures.	\$243,777.00
Total CFPEstimatedCost		\$1,334,615.00			\$1,334,615.00

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

PHAName: <p style="text-align: center;">Johnson City Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2001</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	\$0.00			
2	1406 Operations	\$272,740.00		\$272,740.00	\$272,740.00
3	1408 Management Improvements	\$272,740.00		\$272,740.00	\$272,740.00
4	1410 Administration	\$136,370.00	\$78,381.07	\$78,381.07	\$78,381.07
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$11,000.00	\$90,097.00	\$90,097.00	\$39,501.34
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$210,519.00	\$20,354.13	\$20,354.13	\$20,354.13
10	1460 Dwelling Structures	\$221,800.00	\$552,611.90	\$552,611.90	\$100,164.15
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$190,857.00	\$72,577.00	\$72,577.00	\$39,501.34
13	1475 Nondwelling Equipment	\$9,000.00	\$4,202.99	\$4,202.99	\$4,202.99
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$38,678.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,363,704.00	\$1,363,704.00	\$1,363,704.00	\$818,260.68
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$84,946.00	\$41,339.46	\$41,339.46	\$41,339.46
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN -2001	Replace underground natural gas lines	1450	L.S.	\$35,000.00	\$0.00			Item deleted
Carver	Cyclical Painting Program -Phase 4 (Non -routine painting of 20% of all units that have not been painted in the previous six years.)	1460	7 units	\$8,500.00	\$6,800.00	\$6,800.00	\$2,511.62	On Schedule
	Floor Replacement Program -Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	3 units	\$3,730.00	\$1,540.00	\$1,540.00	\$888.58	On Schedule
	Water Heater Replacement	1460	74		\$30,032.20	\$30,032.20	\$0.00	On Schedule
	HVAC System	1460	74		\$266,013.83	\$266,013.83	\$4,027.00	On Schedule
	Guttering Replacement	1460	L.S.		\$10,300.00	\$10,300.00	\$10,300.00	Complete
TN -2002	Replace underground natural gas lines	1460	L.S.	\$105,000.00	\$0.00			Item deleted
Keystone	Cyclical Painting Program -Phase 4 (Non -routine painting of 20% of all units that have not been painted in the previous six years.)	1460	22 units	\$25,500.00	\$20,168.00	\$20,168.00	\$8,378.14	On Schedule
	Floor Replacement Program -Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	11 units	\$12,250.00	\$4,346.30	\$4,346.30	\$3,062.20	On Schedule
	Guttering Replacement	1460	L.S.		\$31,500.00	\$31,500.00	\$31,500.00	Complete

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN -2003	Replace underground natural gas lines	1450	L.S.	\$14,519.00	\$0.00			Item deleted
Dunbar	Cyclical Painting Program -Phase 4 (Non -routine painting of 20% of all units that have not been painted in the previous six years.)	1460	3 units	\$3,400.00	\$2,720.00	\$2,720.00	\$966.78	On Schedule
	Floor Replacement Program -Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	2 units	\$1,600.00	\$1,088.00	\$1,088.00	\$993.64	On Schedule
	Water Heater Replacement	1460	74		\$11,930.18	\$11,930.18	\$0.00	On Schedule
	HVAC System	1460	74		\$107,843.45	\$107,843.45	\$4,027.00	On Schedule
TN -2004	Replace underground natural gas lines	1450	L.S.	\$36,000.00	\$0.00			Item deleted
Fairview	Cyclical Painting Program -Phase 4 (Non -routine painting of 20% of all units that have not been painted in the previous six years.)	1460	7 units	\$7,925.00	\$6,340.00	\$6,340.00	\$5,595.92	On Schedule
	Floor Replacement Program -Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	4 units	\$3,725.00	\$4,540.00	\$4,540.00	\$3,180.18	On Schedule

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P0025010 1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN -2005	Cyclical Painting Program -Phase 4	1460	5 units	\$5,665.00	\$4,532.00	\$4,532.00	\$2,413.24	On Schedule
Parkway	(Non -routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program -Phase 4	1460	2 units	\$2,650.00	\$2,800.00	\$2,800.00	\$1,839.71	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant unit only, for cost effectiveness.)							
	Exterior Door Replacement	1460	88 doors	\$66,000.00	\$0.00			Item deleted
	Storm Door Replacement	1460	88 doors	\$30,800.00	\$0.00			Item deleted
TN -2006	Cyclical Painting Program -Phase 4	1460	12 units	\$14,163.00	\$11,330.00	\$11,330.00	\$4,014.18	On Schedule
Memorial Park	(Non -routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program -Phase 4	1460	6 units	\$6,400.00	\$4,350.00	\$4,350.00	\$1,997.84	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant unit only, for cost effectiveness.)							

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN –2007	Cyclical Painting Program –Phase 4	1460	10 units	\$11,300.00	\$9,040.00	\$9,040.00	\$4,896.63	On Schedule
Pinecrest	(Non -routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program –Phase 4	1460	5 units	\$5,300.00	\$3,600.00	\$3,600.00	\$3,113.54	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
TN –2010	Cyclical Painting Program – Phase 4	1460	7 units	\$8,547.00	\$6,838.00	\$6,838.00	\$2,136.24	On Schedule
Lake Terrace	(Non -routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program –Phase 4	1460	4 units	\$4,345.00	\$4,960.00	\$4,960.00	\$4,321.71	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA –Wide	Operations	1406	L.S.	\$272,740.00		\$272,740.00	\$272,740.00	Complete
HA –Wide	Technical & Non -Technical Salaries							
	1. Director of Physical Services –30% to Modernization (CFP) under 1408	1408	1	\$14,494.00	\$21,381.12	\$21,381.12	\$21,381.12	Complete
	2. Admin. Assistant for Comm. Safety	1408	1	\$22,517.00	\$9,793.80	\$9,793.80	\$9,793.80	Complete
	3. Painter –Vacancy Time Reduction	1408	1	\$21,424.00	\$15,679.20	\$15,679.20	\$15,679.20	Complete
	4. Admin. Assistant for Deputy Director	1408	1	\$18,000.00	\$2,627.70	\$2,627.70	\$2,627.70	Complete
	5. Employee Benefits for #1 above	1408	1	\$4,783.00	\$5,706.03	\$5,706.03	\$5,706.03	Complete
	6. Employee Benefits for #2 above	1408	1	\$7,881.00	\$3,232.66	\$3,232.66	\$3,232.66	Complete
	7. Employee Benefits for #3 above	1408	1	\$7,498.00	\$8,485.07	\$8,485.07	\$8,485.07	Complete
	Community Services							
	Children First Development Center - childcare center for HA children and community –operating expenses	1408	L.S.	\$176,143.00	\$205,834.42	\$205,834.42	\$205,834.42	Complete
HA –Wide	Technical Salaries							
	1. Director of Physical Services –40% to Modernization (CFP) under 1410	1410	1	\$19,325.00	\$0.00	\$0.00	\$0.00	Complete
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$10,868.00	\$16,173.08	\$16,173.08	\$16,173.08	Complete
	3. Director of Community Safety	1410	1	\$40,406.00	\$24,569.02	\$24,569.02	\$24,569.02	Complete
	4. M.I.S. Coordinator	1410	1	\$30,860.00	\$21,413.88	\$21,413.88	\$21,413.88	Complete
	5. Employee Benefits for #1 above	1410.9	1	\$6,377.00	\$0.00	\$0.00	\$0.00	Complete

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA -Wide	Technical Salaries -cont.							
	6. Employee Benefits for #2 above	1410.9	1	\$3,804.00	\$3,376.91	\$3,376.91	\$3,376.91	Complete
	7. Employee Benefits for #3 above	1410.9	1	\$14,142.00	\$3,743.98	\$3,743.98	\$3,743.98	Complete
	8. Employee Benefits for #4 above	1410.9	1	\$9,588.00	\$7,976.72	\$7,976.72	\$7,976.72	Complete
	Sundry - For Legal advertising costs	1410.19	1	\$1,000.00	\$1,127.48	\$1,127.48	\$1,127.48	Complete
HA -Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$6,000.00	\$90,097.00	\$90,097.00	\$39,501.34	On Schedule
	Energy Audit	1430	All sites	\$5,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP50102
HA -Wide	Landscaping/Erosion Control	1450	L.S.	\$20,000.00	\$20,354.13	\$20,354.13	\$20,354.13	Complete
	(to correct systemic deficiency from PHAS)							
HA -Wide	Addition to Children First Dev. Center	1470	1	\$190,857.00	\$46,750.00	\$46,750.00	\$4,350.00	On Schedule
	Keystone Recreation Center Renov.	1470	L.S.		\$25,827.00	\$25,827.00	\$25,827.00	Complete
HA -Wide	Computer Hardware (9 PC's, 4 printers)	1475	See at left	\$9,000.00	\$4,202.99	\$4,202.99	\$4,202.99	Complete
HA -Wide	Contingency	1502		\$38,678.00	\$0.00			Transferred to 1460 account

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250101 Replacement Housing Factor No:				Federal FY of Grant: 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	
TN – 2001 Carver							
1450 Natural Gas Line Replacemt.	09/30/03			09/30/05			
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Water Heater Replacement		03/31/03	03/31/03				Item from Five -year Plan
1460 HVAC System Installation		03/31/03	03/31/03				Item from Five -year Plan
TN – 2002 Keystone							
1450 Natural Gas Line Replacemt.	09/30/03			09/30/05			
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
TN – 2003 Dunbar							
1450 Natural Gas Line Replacemt.	09/30/03			09/30/05			
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Water Heater Replacement		03/31/03	03/31/03				Item from Five -year Plan
1460 HVAC System Installation		03/31/03	03/31/03				Item from Five -year Plan
TN – 2004 Fairview							
1450 Natural Gas Line Replacemt.	09/30/03			09/30/05			
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
TN – 2005 Parkway							
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Exterior Door Replacement	09/30/03			09/30/05			
1460 Storm Door Replacement	09/30/03			09/30/05			

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

PHAName: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250101 Replacement Housing Factor No:					Federal FY of Grant: 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	
TN – 2006 Memorial Park							
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
TN – 2007 Pinecrest Village							
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
TN – 2010 Lake Terrace							
1460 Cyclical Painting (phase 4)	09/30/03		12/31/02	09/30/05			
1460 Floor Replacement (phase 4)	09/30/03		12/31/02	09/30/05			
HA – Wide							
1406 Operations	09/30/03		03/31/02	09/30/05		03/31/02	
1408 All Salaries & Benefits	09/30/03		03/31/02	09/30/05		12/31/02	
1408 Children First Dev. Center	09/30/03		03/31/02	09/30/05		12/31/02	
1410 All Salaries & Benefits	09/30/03		03/31/02	09/30/05		12/31/02	
1410 Sundry	09/30/03		03/31/02	09/30/05		03/31/03	
1430 A & E Fees	09/30/03		12/31/02	09/30/05			
1430 Energy Audit	09/30/03			09/30/05			
1450 Landscaping/Erosion Control	09/30/03		12/31/02	09/30/05		12/31/02	
1470 Addition to Children First	09/30/03		03/31/03	09/30/05			
Development Center							
1470 Keystone Rec. Center Renovation		12/31/02	12/31/02		12/31/02	12/31/02	Item from Five -year Plan
1475 Computer Hardware	09/30/03		12/31/02	09/30/05		12/31/02	
1502 Contingency	09/30/03		03/31/03	09/30/05		03/31/03	