

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPLans

AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONS LOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
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FinalVersionofJune24,2003

**PHA Plan
Agency Identification**

PHAName: *Metropolitan Development and Housing Agency*

PHANumber: *TN37P005*

PHAFiscalYearBeginning: *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)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesthePHAhasincludedintheAnnualPlan.

FortheyearendedSeptember30,2002,MDHAreceivedascoreof95onthePublic HousingAssessmentSystem(PH AS)andascoreof96thepreviousyear.TheSection 8ManagementAssessmentProgram(SEMAP)wasscoredbyHUDas96fortheyear 2002thesameasthescorefor2001.Therefore,theAgencycontinuestobeaHigh Performerinbothofthesemajorhousingprograms.Forpublichousing,MDHAhas continuouslybeenratedasaHighPerformerbeginningwithDe -Control,then PHMAP,andontothecurrentPHAS.ForSection8,2001wasthefirstyearthat HUDactuallyissuedSEMAPscores.Giventhishistoryofstrong management performance,littlechangeisproposedinthisyear'sAnnualPlanascomparedtothe threepreviousAnnualPlans.Thesignificantchangesresultfromstatutorychanges, suchastheeliminationoffundingfortheDrugEliminationProgramandthe resumptionoftheCommunityServiceRequirementsfornon -workingpublichousing residents.

MDHAhadpreviouslyadoptedthe“onestrikeandyou'reout”policiesforapplicant screeningandleaseenforcementinboththepublichousingandSection8progr ams; intheyearjustended,about153housingapplicantsweredeniedadmissionand aboutanother64tenantswereevictedunderthispolicy.TheoldFederalpreferences foradmissiontobothpublichousingandSection8havebeenreplacedbylocal preferenceswhichfavorhouseholdswithstableemployment.Steadyemploymenthas alsobeenakeycharacteristicofSection8residentswhohaveoptedtobecome

homeowners under the Section 8 Homeownership Program; more than 57 Section 8 participants have already become homeowners under this program.

We have again updated our analysis of average incomes at each of four family developments under the new deconcentration procedures. Our Scattered Site Housing, Vine Hill (HOPEVI), and Preston Taylor Phase I (HOPEVI) each had significantly higher incomes, but this was the consequence of specific strategies in these programs to promote upward mobility of residents. The average incomes at the James A. Cayce and Tony Sudekum Homes remained below 85% of the Agency average; John Henry Hale Homes' average incomes slipped just below the 85% level. Lower flat rents will continue to be offered at these developments in an effort to attract higher income residents. One development (Edgehill Homes) continues to have an average income more than 15% above the Agency average; however, at \$12,128, it is still well below the Extremely Low Income level for the Nashville area (\$16,600) and therefore is not considered outside of HUD's Established Income Range.

HUD has awarded \$20 million in HOPEVI funds for the revitalization of the Sam Levy Homes; relocation of current tenants should begin in the late summer of 2003. As in our previous HOPEVI programs, a separate waiting list will be maintained and current residents will be given a preference for moving back to the new homes.

Capital Fund expenditures this year will begin Phase II of the modernization work at J.C. Napier (about 100 units). We will fund the modernization of most of the units at Parkway Terrace, which will be used as a model to test the performance of high efficiency geothermal heat pump systems as well as electronic utility monitoring systems. One million dollars in Capital Funds will be contributed to the HOPEVI program for the Sam Levy Homes. Funds are also allocated for new roofs at Edgehill Homes and for further security upgrades in our high rises.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY2003 Capital Fund Program Annual Statements and Performance and Evaluation Report on Open Capital Fund Programs
- N/A Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- C Assessment of Site -Based Waiting List Development Demographic Changes
- D Section 8 Homeownership Capacity Statement
- E Implementation of Public Housing Resident Community Service Requirements
- F Pet Policy
- G Progress in Meeting 5 -Year Plan Mission and Goals
- H Resident Membership on the PHA Governing Board
- I Membership of the Resident Advisory Boards
- J Voluntary Conversion Initial Assessment

Optional Attachments:

- K PHA Management Organizational Chart
- L FY2003 Capital Fund Program 5 Year Action Plan
- M Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Summary of Public Hearing
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

X	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 fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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	Annual Plan: Rent Determination

	Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	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
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/S S, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

	(list individually; use as many lines as necessary)	
X	Local Preference Determination Form	
X	Criminal History Records Check Request Form	
X	Board Resolution Adopting Public Housing Minimum Rent	
X	Apartment Lease for Public Housing	
X	Lease Addendum: Pets in Family Developments	
X	Housing Market Analysis for Nashville - Davidson County	
X	MDHA Capitalization Policy (Finance)	
X	MDHA Check Signing Policy (Finance)	
X	Employee Personnel Policy (October 2002)	
X	Employee Safety Manual	
X	Bloodborne Disease Plan	
X	Procurement Policy	

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	25,780	4	3	3	2	3	5
Income > 30% but ≤ 50% of AMI	17,160	5	5	3	2	3	4
Income > 50% but < 80% of AMI	22,950	4	4	2	2	3	3
Elderly	11,615	4	4	2	3	1	2
Families with Disabilities	1,184	4	4	2	4	2	2
White	67,174	4	3	3	2	3	2
African-American	26,139	4	3	3	2	3	3
Hispanic	948	3	3	2	2	3	3
Other Ethnic	1,568	4	3	3	2	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999 (Note: Overall needs in rows 1 through 3 in the above table are based on the 1999 Consolidated Plan data).
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (Note: Overall needs in the remaining rows are based on Census data)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List (as of April 1, 2003)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1,712		720
Extremely low income <= 30% AMI	1,449	85%	
Very low income (> 30% but <= 50% AMI)	244	14%	
Low income (> 50% but < 80% AMI)	17	1%	
Families with children	1,537	90%	
Elderly families	7	0.4%	
Single/non-elderly	99	6%	

Housing Need of Families on the Waiting List (as of April 1, 2003)			
Families with Disabilities	66	6%	
White	169	10%	
African-American	1,535	90%	
Other Ethnic	19	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>Closed in December of 2001</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (<i>such as IWD and Mainstream applicants</i>)			

Housing Need of Families on the Waiting List (as of April 1, 2003)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	482		1700
Extremely low income <= 30% AMI	347	72%	
Very low income (>30% but <=50% AMI)	97	20%	
Low income (>50% but <80% AMI)	38	8%	
Families with children	292	61%	
Singlenon -elderly	75	16%	
Elderly Families	16	3%	
Families with Disabilities	74	15%	
Near Elderly	25	5%	
White	72	14%	
Black	408	86%	
American Indian	0		
Asian-Pacific	2	0.4%	

Housing Need of Families on the Waiting List (as of April 1, 2003)			
Other ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	212	44%	
2BR	202	42%	
3BR	57	12%	
4BR	4	1%	
5BR	2	1%	
5+BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Need of Families on the Waiting List (as of April 1, 2003)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: <i>Vine Hill HOPEVI</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	358		14
Extremely low income <= 30% AMI	213	59%	
Very low income (> 30% but <= 50% AMI)	90	25%	
Low income (> 50% but < 80% AMI)	44	12%	
Other	11	4%	
Families with children	305	85%	
Singles non-elderly	11	4%	
Elderly families	6	1%	

Housing Needsof Familiesonthe WaitingList (asof April1,2003)			
Familieswith Disabilities	36	10%	
White	18	5%	
Black	278	78%	
Other	62	17%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	83	23%	
2BR	181	51%	
3BR	93	26%	
4BR	1		
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Ifyes: Howlonghasitbeenclosed? <i>SinceMarch2003</i>			
DoesthePHAexpectoreopenthe listinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (<i>victimsofdomesticviolence</i>)			

Housing Needsof Familiesonthe WaitingList (asof April1,2003)			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction: <i>PrestonTaylorHOPEVI</i>			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1367		(<i>Unknown</i>)
Extremelylow income<=30%AMI	933	68%	
Verylowincome (>30%but<=50%AMI)	260	19%	
Lowincome			

Housing Needs of Families on the Waiting List (as of April 1, 2003)			
(>50% but <80% AMI)	154	11%	
Over 80%	20	2%	
Families with children	1185	87%	
Singles - elderly	76	6%	
Elderly Families	11	0.1%	
Families with Disabilities	95	7%	
White	44	5%	
Black	1315	95%	
Other	8	0.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	310	23%	
2BR	546	40%	
3BR	357	26%	
4BR	122	9%	
5BR	32	2%	
5+BR	1	n/a	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed? <i>Since March 14, 2003</i> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance. *Use of bank and/or bond financing to purchase and retain affordable rental units.*
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (*72% of those on the waiting list were at 30% or less of AMI*)
- 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

- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupp ortandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilies withDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucher targetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettoalocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds

Other:(listbelow)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants 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:(listbelow)

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:(listbelow)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	19,420,000	
b) Public Housing Capital Fund (includes Replacement Housing)	10,353,964	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant -Based Assistance	29,940,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPEVI Preston Taylor	1,689,002	Completion of Replacement Housing
HOPEVI Sam Levy	18,000,000	HOPEVI Program
2002 Capital Fund	1,000,000	Capital Improvements
2002 Capital Fund Replacement Housing Factor	353,964	Develop replacement housing near Preston Taylor
3. Public Housing Dwelling Rental Income	9,529,000	
4. Other income (list below)		
Investment Income	700,000	
Miscellaneous Income	540,000	
4. Non -federal sources (list below)		
Total resources	91,525,930	

Because this financial resources statement was prepared based on very preliminary funding estimates and while grant applications had not yet been submitted or

reviewed, we specifically reserve the right to change this statement based on later, more accurate information .

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

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: (state time)
- Other: (describe) *Eligibility established at application time.*

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 *(based on previous landlord reports)*
- Other (describe): *Record check of former MDHA residents*

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)

On items d and e, such record checks are not requested on all applicants but only on those who indicate on their application that they have an out-of-state criminal record.

(2)WaitingListOrganization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists *(For Vine Hill and Preston Taylor HOPEVI sites)*

Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
 PHAdevelopmentssitemanagementoffice (forHOPEVIsitesonly)
 Other(listbelow)

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

1. Howmanysite -basedwaitinglistswillthePHAoperateinthecomingyear? 2

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

3. Yes No: Mayfamiliesbeonmorethanonelistsimultaneously
Ifyes,howmanylists? *Community-wideandbothHOPEVI sites*

4. Wherecaninterestedpersonsobtainmoreinformationaboutandsignuptobeon thesite -basedwaitinglists(selectallthatapply)?

- PHAmainadministrativeoffice
 AllPHAdevelopmentmanagementoffices
 Managementofficesatdevelopmentswithsite -basedwaitinglists
 Atthedevelopmenttowhichtheywouldliketoapply
 Other(listbelow)

(3)Assignment

a. Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyfalltothe bottomoforareremovedfromthewaitinglist?(selectone)

- One
 Two
 ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

c. Ifanswertobisno, listvariationsforanyotherthantheprimarypublichousing waitinglist/sforthePHA: *AttheHOPEVIsites, onlyoneofferismade.*

(4) Admissions Preferences

a. Incometargeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Act of God, Eviction of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 3 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 the jurisdiction
- 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
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

(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)]
James A. Cayce	691	(Below 85%)	Use lower flat rent to entice more working households and elderly/disabled to accept unit here
Tony Sudekum Homes	434	Below 85%	Use lower flat rent to entice more working households and elderly/disabled to accept unit here
John Henry Hale Homes	483	Below 85%	Use lower flat rent to entice more working households and elderly/disabled to accept unit here

Scattered Sites	366	(iv)C: configuration promotes income deconcentration; also, at \$12,128, it is well below the Extremely Low Income limit of \$16,600	N/A
New Vine Hill	136	(iv)B: specifically authorized strategy under HOPEVI program	N/A
Historic Preston Taylor	170	(iv)B: specifically authorized strategy under HOPEVI program	N/A

B. Section 8

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

(1) Eligibility

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

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

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

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

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

Record checks for and only if applicant indicates out -of-state criminal record.

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

- Criminal or drug -related activity

Other(describ below)

(2)WaitingListOrganization

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): *Section 8 Rental Assistance Office
620 Dew Street*

(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: *Based on a request from the Voucher holder, MDHA will grant an extension if the applicant has demonstrated serious effort to find a unit that can pass HQS inspection.*

(4)Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing (*Cases referred by Metropolitan Codes Department*)
- 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 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
- Other preference(s) (list below)

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

4 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 3 Homelessness
- N/A 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
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- 2 Household that contributes to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

1. Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) *(Not applicable)*

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements *This has been the case thus far; if the applicant pool does not ensure adequate targeting on its own, MDHA would apply preferences within income tiers.*

(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 programs to the public?

Through published notices

Other (list below) *Notification to social welfare agencies and service providers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 (\$30)

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

3. If yes to question 2, list these policies below : **Not applicable**

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No (*MDHA has converted from ceiling rents to flat rents*)

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

Not applicable

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

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

Not applicable

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never

- At family option
- 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) *When there is a change in the composition of the household.*

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *Not applicable*

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard

- Reflectsmarketorsubmarket
- Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel?

(selectallthatapply) *Notapplicable*

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

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually *WhentheFMRsarerevisedbyHUD*
- Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadquacyofitspayment standard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdens ofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- \$0
- \$1-\$25
- \$26-\$50 (\$40)

b. Yes No:HasthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequire dtocompletethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA'smanagementstructureandorganization.

(selectone)

- AnorganizationchartshowingthePHA'smanagementstructureand organizationisattached. (*AttachmentK*)
- AbriefdescriptionofthemanagementstructureandorganizationofthePHA 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	5,826	1,100
Section 8 Vouchers	5,127	720
Section 8 Certificates	0	0
Section 8 Mod Rehab	308	110
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care: 185	60
Public Housing Drug Elimination Program (PHDEP)	1,569	430
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)

Housing Management Manual, Comprehensive Maintenance Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA 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 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment "B"

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment "L"

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

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

1. Development name: *Vine Hill*

2. Development (project) number: *TN37P005037*

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval

- RevitalizationPlanapproved
- Grantclosedout

1.Developmentname: *PrestonTaylorHomes –PhaseI*
 2.Development(project)number: *TN37P005008*
HOPEVIGrantNumberTN43URD005
 3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan underway

1.Developmentname: *PrestonTaylorHomes –PhaseII*
 2.Development(project)number: *TN37P005008*
HOPEVIGrantNumberTN43URD005
 3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan underway

1.Developmentname: *SamLevyHomes*
 2.Development(project)number: *TN37P005007*
HOPEVIGrantNumber(Notavailable)
 3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan underway

Yes No:c)DoesthePHAplantoapplyforaHOPEVIR revitalizationgrant inthePlanyear?

Ifyes,listdevelopmentname/sbelow :

Yes No:d)WillthePHAbeengaginginany mixed -financedevelopment activitiesforpublichousinginthePlanyear? Ifyes,listdevelopmentsoractivitiesbelow:

Mixed-finance as part of Phase II and Assisted Living Facility at Preston Taylor HOPEVI program.

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:
Development of approximately 20 Replacement Housing units in the Preston Taylor area will be undertaken with accumulated Replacement Housing Factor Capital Funds supplemented by HOPEVI funds; six units are currently under construction. Replacement Housing Factor Development Plans were submitted to HUD in May of 2003 describing the proposed uses and timetable for these replacement housing funds.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Sam Levy Homes
1b. Development (project) number: TN37P005007
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: October 2003
5. Number of units affected: 480
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Timeline for activity:

- a. Actual or projected start date of activity: *January 2004*
 b. Projected end date of activity:

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development names:	<i>Edgefield Manor, I.G. Gernert, Carleen Waller Manor</i>
1b. Development (project) number:	<i>TN5 -13, TN5 -14, TN5 -28A</i>
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation	approved , submitted, or planned for submission: <i>(10/21/2002)</i>

5. If approved, will this designation constitute a (select one)
 New Designation Plan (Renewal of a plan initiated in 1995)
 Revision of a previously -approved Designation Plan?

6. Number of units affected: 440

7. Coverage of action (select one)
 Part of the development
 Total development (Other than employee units and units out of occupancy)

Designation of Public Housing Activity Description	
1a. Development names:	Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers
1b. Development (project) number:	TN5 -19, TN5 -20, TN5 -21, TN5 -24
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 checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation	approved , submitted, or planned for submission: (10/21/2002)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan (Renewal of a plan initiated in 1995) <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:	807
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" 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. Assessment 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs

completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(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 **optionalPublicHousing 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. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plant 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 (*There were 63 active participants in Feb. 2000*)

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: *Either active in the Family Self-sufficiency program or currently paying \$300 or more in monthly rent.*

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 that agreement was signed? Apr. 11, 2001

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Economic Development - self sufficiency: training and employment program providing support services such as child care and transportation</i>	150	<i>Sam Levy, Preston Taylor, Sudekum, and Napier Homes</i>	<i>Enterprise Zone, Central Office, Preston Taylor</i>	<i>Public Housing</i>
<i>Walgreen's Cashier Training</i>	60	<i>PH Residents</i>	<i>Central Office</i>	<i>Public Housing</i>
<i>Jobs & Skills for Health Care</i>	22	<i>Residents of Preston Taylor</i>	<i>Preston Taylor, St. Thomas Health Center</i>	<i>Public Housing</i>
<i>Job Readiness</i>	25	<i>Residents of Preston Taylor</i>	<i>Preston Taylor and Greater Nashville Black Chamber</i>	<i>Public Housing</i>
<i>Entrepreneurial Training/Business Development</i>	25	<i>Residents of Preston Taylor and Vine Hill</i>	<i>EGT, Inc., Kids, Inc.</i>	<i>Public Housing</i>
<i>Adult Basic Education/GED/ESL</i>	35	<i>Residents of Preston Taylor and Vine Hill</i>	<i>Metro Schools and One Room Drop In School</i>	<i>Public Housing</i>
<i>Tutoring</i>	60	<i>Residents of Preston Taylor</i>	<i>CCSI, Urban League, Metro Schools (One Room Drop In School)</i>	<i>Public Housing</i>
<i>Youth Mentoring</i>	50	<i>Residents of Preston Taylor</i>	<i>CCSI, EGT, Urban League, Metro Schools (One Room Drop In School)</i>	<i>Public Housing</i>
<i>Youth Job Readiness and Development</i>	100	<i>Public Housing Youth (age 18 - 21)</i>	<i>Youth Work Central Office</i>	<i>Public Housing</i>
<i>Comprehensive Family Health Care</i>	100	<i>Residents of Preston Taylor and Vine Hill</i>	<i>Family Health Mobile Clinic, St. Thomas, Metro General hospital, Vanderbilt</i>	<i>Public Housing</i>

			<i>Clinic, Nashville Health Corps, TSU School of Dentistry</i>	
<i>Homeownership Counseling</i>	<i>50</i>	<i>Residents of Preston Taylor and other Public Housing</i>	<i>Woodbine Community Organization, Residential Resources, CCSI</i>	<i>Public Housing</i>
<i>Employment Counseling</i>	<i>150</i>	<i>Residents of Preston Taylor, Sam Levy, Napier, and Sudekum</i>	<i>HOPEVI Office, Central Office, NCAC, Greater Nashville Black Chamber of Commerce, St Thomas</i>	<i>Public Housing</i>
<i>Job Fair</i>	<i>750</i>	<i>Residents of Public Housing</i>	<i>Central Office</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 04/01/2003)
Public Housing	0	27
Section 8	88	108

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

See Attachment "F"

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(describ below)

3. Which developments are most affected?(list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other(describ below) *Continuing contract with the Metro Police Department for a Special Task Force of officers assigned exclusively to public housing, and for undercover police operations as needed; also the enforcement of the one -strike policies for applicants and residents.*

2. Which developments are most affected?(list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

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)

James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes

D. Additional information as required by PHDEP/PHDEP Plan

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

(This section deleted due to discontinuation of the PHDEP Program.)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See Attachment G.

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: *Referenced elsewhere in our Capital Funds Needs Assessment*

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 "M."
- 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. *Most of the comments were questions about such matters as the frequency of the Agency's paint cycle and whether residents could paint their own apartments, the proposed schedule for specific improvements in the Capital Fund plan, and suggestions for more interaction between the Public Housing and Section 8 RABs.*
- 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 in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant 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: *Metropolitan Nashville and Davidson County*

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)

Note: MDHA prepared both the Consolidated Plan and the Agency Plan.

- 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)

See Actions and programs directed to Affordable Housing Priority Needs #1, 2, and 3 as described on pages 67 through 69 of the Consolidated Plan and the Public Housing Strategy described on pages 91 through 94.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- The Anti-Poverty Strategy and the Affordable Housing Strategy described in the Plan provide for a continuum of support for homeless persons, through TANF and subsidized housing and into homeownership and self-sufficiency; Public Housing and Section 8 form part of this continuum, and CDBG, HOME, and other Metro programs provide support for households graduating out of the subsidized housing programs. There is an unusually collaborative relationship between the goals and strategies of the PHA Plan and the jurisdiction's Consolidated Plans since they are both developed and administered by the same Agency.*

D. Other Information Required by HUD

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

Responses to Issues Identified in Resident Survey

There were three areas of concern expressed by residents in the Resident Satisfaction Survey which require a response by MDHA; these were Security, Communication, and Neighborhood Appearance. Our responses to these concerns are as follows:

Security

MDHA will continue to utilize a Special Task Force to target problem areas and to address complaints received by the Agency. MDHA also utilizes off-duty officers to target problem areas. This is being coordinated with the Office of Secondary Employment of the Metropolitan Police Department. Additional officers are hired under the Drug Elimination Grants to provide additional security after hours. A new monitoring system is being tested at Madison Tower; it appears to be a good deterrent and will be expanded to all of the other high-rises. The Agency's Chief of Security goes to all new resident orientations to discuss security and general measures to increase residents' safety; he also attends Resident Association meetings and coordinates activities of the Special Task Force and DEGO officers. Residents receive safety booklets that outline crime prevention programs. Hotline numbers are routinely posted on bulletin boards. Additional safety tips are reprinted in the resident newsletter, the "Horizon."

Communication

Customer service is stressed at the monthly meetings of housing managers. Sherry Seay and Associates provides semi-annual customer service training for all Housing Management staff.

Neighborhood Appearance

The Agency feels that it goes above and beyond in keeping up neighborhood appearances. Maintenance staff pick up trash on a daily basis; seven ground vacuum machines have been purchased in the last year to reduce the approximately 30% of staff time spent picking up trash. The Agency tows abandoned vehicles from its properties and coordinates with the Codes Department to remove such vehicles from public streets which border Agency properties. The Agency pays \$100,000 annually to double the frequency of dumpster pick-ups from what is normally provided in the community. Nearly \$45,000 is spent annually to replace burned dumpsters. The Agency partners with such community organizations as the Boy Scouts, the Tree Foundation, Handson Nashville, and Vanderbilt University to do community beautification. These programs paint and repair playground equipment, build park benches, paint dumpsters, plant vegetation, and undertake other efforts to beautify public housing neighborhoods. Over 1,000 volunteers are utilized annually.

Attachment A

Deconcentration Admissions Policy

The Resolution quoted below was adopted by the MDHA Board of Commissioners on April 8, 2003, updating the policy it had adopted in May of 2002. The updated policy reflects the final HUD regulations on deconcentration which became effective September 5, 2002 and the staff's year 2003 update to the analysis of the average incomes of four family developments as required under those final regulations.

Resolution No. 42 -03

“Whereas, the Board of Commissioners adopted by means of Resolution No. 104 -99 a Deconcentration Admissions Policy as required by the Quality Housing and Work Responsibility Act of 1998; and

Whereas, that policy was revised in April of 2001 and again in May of 2002 to reflect changes in HUD regulations and in the average household incomes in the Agency's family developments; and

Whereas, an updated income analysis has again been conducted by Agency staff in accordance with revised HUD regulations effective September 5, 2002; and

Whereas, James A. Cayce, Tony Sudekum and John Henry Hale Homes were found to have an average household income below the Established Income Range as defined in those regulations; now therefore be it

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, that flat rents for these three developments shall remain lower than those of most other family developments as a strategy to entice higher income families to locate and remain at those developments; and

BE IT FURTHER RESOLVED, that the Agency staff is directed to continue to monitor average incomes in the Agency's family housing developments and to prepare recommendations on incentives which may be appropriate to promote income deconcentration of residents.”

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550103 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2003
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	450,000			
3	1408ManagementImprovementsSoftCosts	865,224			
	ManagementImprovementsHardCosts				
4	1410Administration	500,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	700,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	164,776			
10	1460DwellingStructures	6,975,000			
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	275,000			
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	70,000			
18	1499DevelopmentActivities				
19	1502Contingency				
X X	AmountofAnnualGrant:	10,000,000			
	AmountoflineXXRelatedtoLBPActivities	290,000			
	AmountoflineXXRelatedtoAection504compliance				
	AmountoflineXXRelatedtoSecurity-SoftCosts	534,144			
	AmountoflineXXRelatedtoSecurity-HardCosts	156,000			
	AmountoflineXXRelatedtoEnergyConservationMeasures	480,000			
	CollateralizationExpensesorDebtService				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550103			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2003</div>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition	5,000			
9	1450 Site Improvement	35,000			
10	1460 Dwelling Structures	293,964			
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	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant:	353,964			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Action 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of line XX Related to Security-Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550102 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:3-31-03
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	444,280	444,280	444,280	444,280
3	1408ManagementImprovementsSoftCosts	838,100	838,100	748,470	436,933
	ManagementImprovementsHardCosts				
4	1410Administration	500,000	500,000	500,000	215,795
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	500,000	549,900	129,000	13,532
8	1440SiteAcquisition				
9	1450SiteImprovement	706,250	731,250		
10	1460DwellingStructures	6,128,536	6,103,636		
11	1465.1DwellingEquipment-Nonexpendable	556,017	556,017	400,875	126,707
12	1470NondwellingStructures	250,000	250,000		
13	1475NondwellingEquipment	385,000	385,000	167,271	165,408
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	100,000	50,000		
18	1499DevelopmentActivities				
19	1502Contingency				
X X	AmountofAnnualGrant:	10,408,183	10,408,183	2,389,896	1,402,655
	AmountoflineXXRelatedtoLBPActivities	136,250	136,250		
	AmountoflineXXRelatedtoAaction504compliance	93,750	93,750		
	AmountoflineXXRelatedtoSecurity-SoftCosts	420,000	420,000	420,000	255,237
	AmountoflineXXRelatedtoSecurity-HardCosts	365,000	365,000		
	AmountoflineXXRelatedtoEnergyConservationMeasures	3,482,000	3,482,000		
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)								
PartII:SupportingPages								
PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY			GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550103 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P005001 JamesCayceHomes	Administrativebuildingwindowreplacement andcoverexteriorwoodtrim.	1470	L.S.	100,000	100,000			
TN037P005004 JamesCayceHomes	DevelopmentWindowReplacement&PartialStorm DoorReplacement	1460	31Buildings	982,000	982,000			
TN037P005006 JohnHenryHale	AdditionalFencing	1450	L.S.	75,000	50,000			
TN037P005006 JohnHenryHale	PartialStormDoorReplacement	1460	L.S.	48,750	48,750			
TN037P005013 EdgefieldManor	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	70,000	170,000			
TN037P005014 I.W.GernertHomes	Newsecuritysystemimprovementforexteriorgates andcontrolfencing.Requestedbyresidentsin conjunctionwith1460improvements.	1450	L.S.	0	50,000			Moved portionfrom 1460to site 1450
	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	170,000	160,000			
TN037P005016 CumberlandView	Interiorrenovationandminorexteriorworkincluding finishes,flooring,wallfinishes,doors,kitchens, baths,plumbing,electrical,hvac>windowrenovations .	1460	L.S.	0	611,300	311,300		Moved portionof workfrom 2001
TN037P005019 HadleyParkTowers	Newsecuritysystemimprovementsandmonitoring& stormdoorreplacement	1460	L.S.	237,500	207,500			
TN037P005021 ParthenonTowers	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	180,000	200,000			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550102 Replacement Housing Factor Grant 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	
PHA-WIDE	9/04			9/06			
TN037P005001 James Cayce Homes	9/04			9/06			
TN037P005004 James Cayce Homes	9/04			9/06			
TN037P005006 John Henry Hale	9/04			9/06			
TN037P005013 Edgefield Manor	9/04			9/06			
TN037P005014 I.W. Gemert Homes	9/04			9/06			
TN037P005016 Cumberland View			3/02	9/06			
TN037P005019 Hadley Park Towers	9/04			9/06			
TN037P005021 Parthenon Towers	9/04			9/06			
TN037P005022 Parkway Terrace	9/04			9/06			
TN037P005024 Vine Hill Towers	9/04			9/06			
TN037P005025 Scattered Sites	9/04			9/06			
TN037P005028 Carleen B. Waller	9/04			9/06			
TN037P005030 Scattered Sites	9/04			9/06			
TN037P005031 Scattered Sites	9/04			9/06			
TN037P005032 Scattered Sites	9/04			9/06			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550102			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2002</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	10,000		
8	1440 Site Acquisition	5,000	0		
9	1450 Site Improvement	35,000	35,000		
10	1460 Dwelling Structures	308,964	308,964		
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	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant:	353,964	353,964		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Action 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of line XX Related to Security-Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: TN43P00550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	1,326,500	1,345,397	1,300,886	1,281,494
	Management Improvements Hard Costs				
4	1410 Administration	430,000	438,789	438,789	438,789
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	350,000	350,000	317,260	188,887
8	1440 Site Acquisition				
9	1450 Site Improvement	340,000	340,000	340,000	0
10	1460 Dwelling Structures	7,336,848	7,436,326	7,436,326	112,289
11	1465.1 Dwelling Equipment-Nonexpendable	460,000	460,000	456,679	440,179
12	1470 Non dwelling Structures	356,000	247,647	247,647	
13	1475 Non dwelling Equipment	263,811	270,000	202,737	202,737
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	75,000	15,763	15,763
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	10,963,159	10,963,159	10,756,087	2,680,138
	Amount of line XX Related to LBP Activities	263,148	286,000	286,000	
	Amount of line XX Related to A action 504 compliance	348,000	348,000	348,000	
	Amount of line XX Related to Security-Soft Costs	90,000	90,000	90,000	88,498
	Amount of line XX Related to Security-Hard Costs	296,000	296,000	296,000	
	Amount of line XX Related to Energy Conservation Measures	430,000	430,000	430,000	
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550101 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	
PHA-WIDE	Staff Training	1408	L.S.	10,000	10,000	10,000	4,110	
PHA-WIDE	Residents Relocation Coordinator & Benefits	1408	L.S.	37,500	44,911	44,911	44,911	
PHA-WIDE	Model Housekeeping Program	1408	L.S.	12,000	12,000	12,000	0	
PHA-WIDE	Security Staff	1408	L.S.	90,000	90,000	90,000	88,498	
PHA-WIDE	Financial Software & Training	1408	L.S.	1,000,000	1,000,000	955,489	955,489	
PHA-WIDE	Data Processing Software & Training	1408	L.S.	177,000	188,486	188,486	188,486	
PHA-WIDE	Administrative	1410	L.S.	430,000	438,789	438,789	438,789	
PHA-WIDE	Fees & Costs	1430	L.S.	350,000	350,000	317,260	188,887	
PHA-WIDE	Replacement Ranges & Refrigerators	1465.1	L.S.	460,000	460,000	456,679	440,179	
PHA-WIDE	Data Processing & Communications Hdw.	1475	L.S.	100,000	140,000	138,177	138,177	
PHA-WIDE	Central Maintenance Equipment	1475	L.S.	163,811	130,000	64,560	64,560	
PHA-WIDE	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000	75,000	15,763	15,763	
TN037P00502 J.C. Napier	Phase I Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs.	1460	7 Bldgs	0	2,581,966	2,581,966	0	Moved portion from 2000
	Lead Paint Abatement	1460	L.S.	0	100,000	100,000	0	
	Renovate Management Bldg.	1470	L.S.	0	91,647	91,647	0	
TN037P005016 Cumberland View	Renovation of Management and Maintenance Bldgs & Community Bldg.	1470	L.S.	356,000	156,000	156,000	0	
	Phase I & II Renovation I Renovation Interior Renovation of Development including finishes, flooring, walls, doors, kitchens, baths, plumbing, electrical, heaters, windows & screens	1460	27 Bldgs.	7,153,700	4,571,212	4,571,212	112,289	

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:TN43R00550101	FederalFYofGrant: 2001
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:3-31-03
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	0				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	276,577	276,577	276,577	
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1502Contingency				
	AmountofAnnualGrant:	276,577	276,577	276,577	
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoAaction504compliance				
	AmountoflineXXRelatedtoSecurity-SoftCosts				
	AmountoflineXXRelatedtoSecurity-HardCosts				
	AmountoflineXXRelatedtoEnergyConservationMeasures				
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo: CapitalFundProgramGrantNo:TN43P00550100			FederalFYofGrant: 2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1					
2	1406Operations	464,137	433,856	433,856	433,856
3	1408ManagementImprovementsSoftCosts	858,555	858,650	858,650	858,650
	ManagementImprovementsHardCosts				
4	1410Administration	490,000	490,000	490,000	490,000
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	750,000	825,000	825,000	825,000
8	1440SiteAcquisition				
9	1450SiteImprovement	386,222	386,222	386,222	386,222
10	1460DwellingStructures	7,253,992	7,285,825	7,285,825	7,285,825
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures	311,647	220,000	220,000	220,000
13	1475NondwellingEquipment	350,000	360,000	360,000	360,000
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	50,000	55,000	55,000	55,000
18	1499DevelopmentActivities				
19	1502Contingency				
X X	AmountofAnnualGrant:	10,914,553	10,914,553	10,914,553	10,914,553
	AmountoflineXXRelatedtoLBPActivities	185,000	137,200	137,200	137,200
	AmountoflineXXRelatedtoAaction504compliance	333,268	333,268	333,268	333,268
	AmountoflineXXRelatedtoSecurity-SoftCosts	557,836	547,836	547,836	547,836
	AmountoflineXXRelatedtoSecurity-HardCosts	1,106,000	1,226,000	1,226,000	1,226,000
	AmountoflineXXRelatedtoEnergyConservationMeasures	1,765,000	1,956,000	1,956,000	1,956,000
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)								
PartII:SupportingPages								
PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY			GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	464,137	433,856	433,856	433,856	
PHA-Wide	StaffTraining	1408	L.S.	21,000	21,438	21,438	21,438	
PHA-Wide	ResidentsRelocationCoordinator&Benefits	1408	L.S.	63,719	63,719	63,719	63,719	
PHA-Wide	ModelHousekeepingProgram	1408	L.S.	21,000	20,657	20,657	20,657	
PHA-Wide	SpecialPoliceTaskForce	1408	L.S.	446,513	446,513	446,513	446,513	
PHA-Wide	SecurityCoordinators&Benefits	1408	L.S.	101,323	101,323	101,323	101,323	
PHA-Wide	DataProcessingSoftware&Training	1408	L.S.	205,000	205,000	205,000	205,000	
PHA-Wide	DataProcessing&CommunicationsHardware	1475	L.S.	200,000	234,944	234,944	234,944	
PHA-Wide	CentralMaintenanceEquipment	1475	L.S.	150,000	125,056	125,056	125,056	
PHA-Wide	Administrative	1410	L.S.	490,000	490,000	490,000	490,000	
PHA-Wide	Fees&Costs	1430	L.S.	750,000	825,000	825,000	825,000	
PHA-Wide	ResidentRelocationForDev.Renovations	1495.1	L.S.	50,000	55,000	55,000	55,000	
TN037P00502 J.C.Napier	PhaseIRenovationofDevelopment,including sitework,paving,fencing,exteriorutilitiesand groundsimprovements	1450	7Bldgs.	100,222	100,222	100,222	100,222	
TN037P00502 J.C.Napier	PhaseIRenovationofDevelopment,including replaceinteriorfinishes,floors&walls,replace interiordoors,exteriortrim,stormandaccessdoors, renovatekitchens,baths,plumbing,heaters,windows andscreens,electricalsystems,exteriorroofs.	1460	8Bldgs.	5,212,924	2,937,904	2,937,904	2,937,904	Moved protionto 2001
	RenovateManagementBldg.	1470	L.S.	91,647	0	0	0	Moved2001
	LeadPaintAbatement	1460	L.S.	405,216	0	0	0	Moved2001
TN037P005012 AndrewJackson	PhaseIIRenovationofDevelopment,including sitework,paving,fencing,exteriorutilities,walkrepairs	1450	L.S.	186,000	186,000	186,000	186,000	Movedfrom 2001

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550100		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,485	52,485	52,485	49,974
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	218,836	218,836	218,836	
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					
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	271,321	271,321	271,321	49,974
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of line XX Related to Security-Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment C

Assessment of Site -Based Waiting List Development Demographic Changes

The Developments at which MDHA maintained Site -Based Waiting Lists during the last year were the new Vine Hill Homes and the Historic Preston Taylor under the HOPE VI program.

The demographic assessment for Vine Hill is based on some 192 households residing therein in 1998 (before the relocation of remaining residents and the total demolition of the site) and occupancy in late 2000 (immediately after the retenanting) and again in March of 2002 and 2003:

	1998	2000	March 02	March 03
Total Households	192	133	133	133
Percentage White Households	30%	10%	9%	9.7%
Percentage Black Households	70%	90%	91%	90.3%
Percentage on SS or SSI	15%	31%	32%	27%
Percentage Male Residents	35%	30%	32%	37%
Percentage Female Residents	65%	70%	68%	63%
Average Income	\$7,202	\$15,185	\$16,183	\$17,020
% of Households Employed	38%	81%	82%	82%

The equivalent data for Preston Taylor: statistics before relocation and current statistics:

	<u>2000</u>	<u>2003</u>
Total Households	533	180
Percentage White Households	1%	1%
Percentage Black Households	97%	99%
Percentage Other Ethnic	2%	0%
Percentage on SS or SSI	59%	43%
Percentage Male Residents	10%	5%
Percentage Female Residents	90%	95%
Average Income	7,921	\$14,737
% of Households Employed	41%	93%

The program objectives of achieving more working households and households geared toward achieving economic self-sufficiency is being realized without any adverse impact on the relative percentage of minority or disabled households. The data shown above reflects the achievement of those objectives after the initial reoccupancy and, in the case of Vine Hill, after more than two years of stabilized occupancy.

Attachment D

Section 8 Homeownership Capacity Statement

The Metropolitan Development and Housing Agency asserts that it has the capacity to administer the Section 8 homeownership program by virtue of 24 CFR 982.625(d)(1):

A minimum home owner down payment of at least 3 percent of the purchase price will be required, and at least one percent of the down payment amount must come from the family's resources (including its FSS escrow account).

Notwithstanding the regulatory requirement for this capacity statement, MDHA considers itself qualified to administer this program by evidence of the February 29, 2000 approval from HUD for it to commence a Section 8 Homeownership Demonstration Program and the fact that, in the 36 months subsequent to receipt of that approval, MDHA's program had already succeeded in having 57 of its participants close their home purchases.

Attachment E
Metropolitan Development and Housing Agency
Implementation of Public Housing Community Service Requirements

The requirement for the 8 hours of community service or training per month, which began in October of 2000 and was suspended in Federal Fiscal Year 2002, will be resumed beginning October 1, 2003.

Determination of Exemption

Section 512 of the Public Reform Act specifies certain categories of exemption. MDHA will rely on documentation in the resident file to the extent possible on items such as age and disability. Documentation on receipt of welfare assistance or exemption from work requirements under the welfare program will be obtained from the Department of Human Services. Residents will need to provide documentation on other exemptions (engaged in work activities or certification by blind or disabled of inability to meet the service requirement).

Housing Management and General Services will provide all residents (other than all elderly households) a written notice of the community service requirement, the basis for exemptions, how exemptions will be verified, and procedures for changing exempt status. At initial lease-up or at the annual recertification, MDHA will identify those individuals in the household who have been determined to be exempt and those who are presumed to be subject to the community service requirement. Those in the latter category who believe they should be exempt will have the opportunity to document their exemption (for example, these self-certification for disabled persons on their inability to meet the service requirements). If a resident who was subject to the community service requirements subsequently becomes exempt, it will be the responsibility of that resident to notify General Services or Housing Management of the change in status, and to provide such documentation as may be necessary.

Options for Satisfying the Requirement

The notification to each household will include the name of a MDHA Social Services Coordinator who will assist the resident in finding placement to meet the 8-hour community service requirement. Community Services staff will work with their partners to assist the residents and will provide management with a participation form documenting the hours of service. MDHA will also provide a listing of volunteer programs and activities provided by other agencies in which the residents can participate to fulfill this requirement, and will explain the type of verification which those agencies would have to provide to document the required hours of participation. It will be the responsibility of the resident to obtain verification from agencies or entities other than MDHA of the required hours of participation; the individual will not be allowed to self-certify the hours or participation.

Attachment F Pet Policy

This addendum sets forth the rules and regulations for pets in the Metropolitan Development and Housing Agency Family Developments. It does not apply to high-rise or housing built especially for the elderly or disabled. Residents wishing to have pets in the family developments must make an application and bring in all requested verifications and pay any appropriate fees before the pet is registered or approved. The application becomes a part of this addendum by reference. These rules and regulations are to assist pet owning residents, non-pet owning residents, and management in establishing a safe and peaceful co-existence in the developments.

GENERAL GUIDELINES

1. When MDHA refers to pets, that means that only **dogs, cats, birds and fish are included.**
2. There can only be one dog or cat per unit.
3. There can only be two different types of pets per unit.
4. Dogs of a vicious or aggressive disposition are prohibited. (i.e. Dobermans, Boxers, Chows, Rottweilers, etc.).
5. Dogs cannot be larger than 15 inches tall or weigh more than 40 pounds when full grown. (Measured from top of shoulders.)
6. Cats cannot be larger than 10 inches tall when full grown. (Measured from top of shoulders.)
7. Dogs and cats over the age of six months must be spayed or neutered.
8. All reptiles are prohibited.
9. All birds of prey are prohibited.
10. Residents are expressly prohibited from feeding or harboring stray animals.
11. Resident must pay a \$200.00 non-refundable pet maintenance fee for dogs and cats. (Covers administrative cost, cost of processing application, cleaning, treating for fleas, ticks, lice or other insects and damages caused by pet at the end of the lease or when pet is no longer in the unit)
12. Resident must also pay a \$100.00 refundable pet deposit fee for dogs and cats. (Covers cost above and beyond pet maintenance fee.)
13. These regulations do not apply to service animals that assist persons with disabilities.

Attachment G

Progress in Meeting 5 - Year Plan Mission and Goals

While this statement of progress is being prepared barely halfway through the term of our five year plan (April of 2003), the Agency has made significant progress toward its stated goals. With 500 incremental rental vouchers planned over the five years, we have already received 768 (most of which are targeted for households with disabilities, for Family Reunification, or other special populations); we will be applying for more, both as Fair Share vouchers and as replacement units for HOPEVI units which are not being rebuilt. At Preston Taylor Homes, all of the 550 obsolete units have been demolished and the 170 new units in Phase I have been completed and occupied; Phase II will be completed during calendar year 2003, with the first block of units being ready for occupancy in April. Our third HOPEVI grant has been announced for the Sam Levy Homes, and preliminary activities (social services for current residents) are already underway..

On the Public Housing Assessment System ("PHAS"), the Agency received an overall score of 94% (in the process of being adjusted to 95%) for the year ended September 30, 2002, making it a very solid High Performer once again. On the Physical Inspection component of PHAS, we received a score of 89% (before any adjustments for neighborhood conditions); no developments scored lower than 65%, and more than half scored in the 90s. HUD has yet to compute our SEMAP score for this period; for the previous year it was 96%, which is also as solid a High Performer score.

Modernization at J.C. Napier Homes is well underway and has begun at Cumberland View. Design is underway for modernization at Parkway Terrace, which will be the first to incorporate high efficiency geothermal heat pumps.

Flat rents were established in July of 2000, with lower flat rents being used as an incentive at four below -average income developments to attract and retain more working families. Partnerships with public and private entities continue which provide self -sufficiency opportunities for our residents. Walgreens has provided a training program for residents that open the door to cashier and other entry -level positions.

The Section 8 Homeownership Program continues at a brisk pace. With an annual goal of 25 new home buyers, 57 have already closed and many more are either shopping for a home or are in the mortgage approval stage; there are 110 currently in the active participant pipeline.

To expand choices for Section 8 rental participants, we had set a goal of involving 50 new owners for the period of the 5 -year plan; 232 new owners have begun participation in just the last 12 months. Our referral list of available properties highlights new tax credit developments in outlying areas as well as owners who have rental properties available in non -impacted areas; we are working toward maintaining our referral listing on an easily -accessible website.

AttachmentH

ResidentMembershiponthepHA GoverningBoard

Priorto the statutory requirement under the Quality Housing and Work Responsibility Act of 1998, MDHA had adopted the policy of having two public housing residents on its Board of Commissioners. These Resident Commissioners (as well as all of four Commissioners) are appointed by the Mayor of the Metropolitan Government and ratified by the Metropolitan Council. The term of office is five years.

The current Resident Commissioners and the expiration dates of their current terms are:

Mary Southall Term expiring July 1, 2007

Leslie Watkins Term expiring July 1, 2003

Attachment I

Membership of the Resident Advisory Boards

MDHA utilized two Resident Advisory Boards for the development of the Year 2003 Agency Plan. One represented residents of public housing and the other represented Section 8 participants.

Public Housing Resident Advisory Board

- Gayle Fleming, resident of John Henry Hale Homes
- Lena Stewart, resident of Edgefield Manor
- Joel Tinnin (Chair), resident of I. W. Gernert Homes
- Leslie Watkins, resident of Scattered Sites
- Christine Rivers, resident of Cumberland View
- Barbara Woolfolk, resident of Parthenon Towers
- Brenda McBroom, resident of Tony Sudekum
- Brenda Morrow, resident of Edgefield Homes
- Lillian Woods, resident of Edgehill Homes
- Chuck Michael, resident of Madison Towers,
- Cassandra Easton, resident of Sam Levy
- William Thompson, resident of Andrew Jackson
- Ora Johnson, resident of Carleen Waller Manor
- Pamela Wiggins, resident of Cheatham Place

Section 8 Resident Advisory Board

- Vanessa Butler
- Dimple Simpson
- LaTonya Garrison
- Rosa Lyos
- Hattie Long
- Deneen Mc Neil
- Michelle Todd
- Elizabeth Howse
- Sherron Chunn
- Bridgett Hill

Attachment J

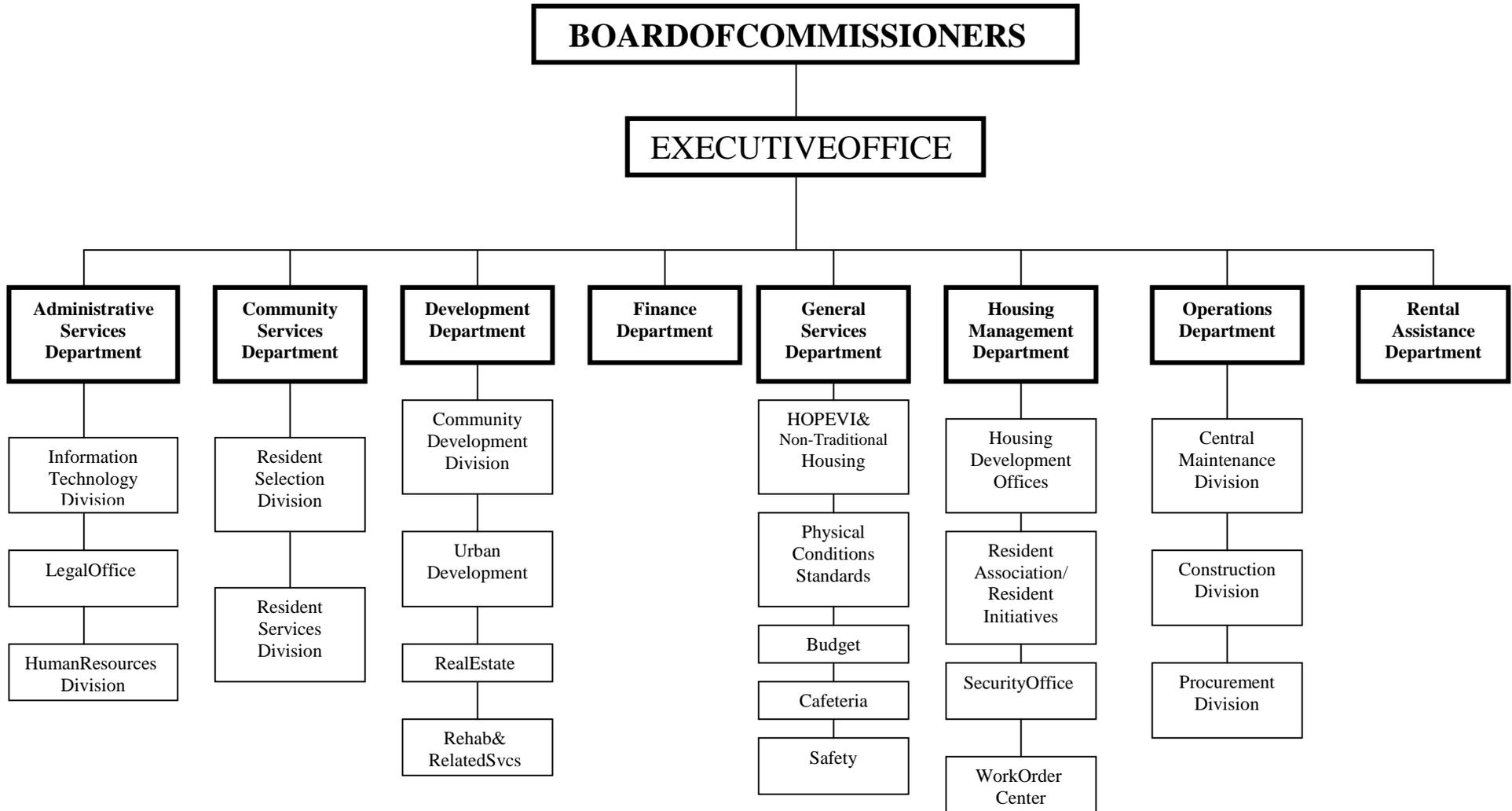
Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? *Twelve: James A. Cayce Homes, J. C. Napier Homes, Edgehill Homes, Tony Sudekum Homes, John Henry Hallale Homes, Sam Levy Homes, Cheatham Place, Andrew Jackson Courts, Cumberland View, Parkway Terrace, Scattered Sites, and Vine Hill HOPEVI.*
- 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)? *Seven: Edgefield Manor, I. W. Gernert, Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers, and Carleen Batson Waller Manor.*
- c. How many Assessments were conducted for the PHA's covered developments? *Seven*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
<i>None</i>	

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

ATTACHMENT K
 ORGANIZATIONAL CHART
 METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHAName Metropolitan DevelopmentandHousingAgency		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007
PHA-WIDE	Annual Statement	2,165,833	2,192,466	2,220,165	2,286,805
TN037P00502J.C. Napier		6,576,167		2,745,355	
TN037P00504 JamesA.Cayce		258,000			
TN037P00507 SamLevyHomes		1,000,000			
TN037P00513 EdgefieldManor			5,842,074		
TN037P00514 I.W.GernertHomes			1,965,460		
TN037P00519 HadleyParkTowers				1,680,000	
TN037P00520 MadisonTowers				3,354,480	
TN037P00521 ParthenonTowers					5,243,595
TN037P00524 VineHillTowers					2,469,600
CFPFundsListedfor 5-yearplanning		10,000,000	10,000,000	10,000,000	10,000,000
ReplacementHousing FactorFunds		800,000	800,000 # ##	800,000	800,000

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2004 PHAFY:2004			ActivitiesforYear: <u>3</u> FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCosts	Development Name/Number	MajorWork Categories	EstimatedCosts
See	PHA-WIDE	ManagementImprovements	890,833	PHA-WIDE	ManagementImprovements	917,466
	PHA-WIDE	Adminiistrative	500,000	PHA-WIDE	Adminiistrative	500,000
	PHA-WIDE	DPHardware	200,000	PHA-WIDE	DPHardware	200,000
	PHA-WIDE	Fees&Costs	500,000	PHA-WIDE	Fees&Costs	500,000
	PHA-WIDE	CentralMaint.Equip.	75,000	PHA-WIDE	CentralMaint.Equip.	75,000
Annual	TN037P00502J.C.Napier	PhaseIIDev.Renovations	6,576,167	TN037P00513 EdgefieldManor	InteriorRenovations	5,842,074
	TN037P00504 JamesCayce	ReplaceRoofs	258,000	TN037P00514 I.W.Gernert	InteriorRenovations	1,965,460
	TN037P00507SamLevy Homes	Development Improvements/HOPEVI Application	1,000,000			
	ScatteredSites	BuildNewDuplexes	800,000	ScatteredSites	BuildNewDuplexes	800,000
Statement						
TotalCFPEstimatedCosts			\$ 10,800,000	\$ 10,800,000		

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages-WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>4</u> FFYGrant:2006 PHAFY:2006			ActivitiesforYear: <u>5</u> FFYGrant:2007 PHAFY:2007		
	Development Name/Number	MajorWork Categories	EstimatedCosts	Development Name/Number	MajorWork Categories	EstimatedCosts
See	PHA-WIDE	ManagementImprovements	945,165	PHA-WIDE	ManagementImprovements	1,011,805
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	DPHardware	200,000	PHA-WIDE	DPHardware	200,000
	PHA-WIDE	Fees&Costs	500,000	PHA-WIDE	Fees&Costs	500,000
	PHA-WIDE	CentralMaint.Equip.	75,000	PHA-WIDE	CentralMaint.Equip.	75,000
Annual	TN037P00502J.C.Napier	PhaseIII Dev.Renovations	2,745,355	TN037P00521 ParthenonTowers	InteriorRenovations	5,243,595
	TN037P00519 HadleyParkTowers	InteriorRenovations	1,680,000	TN037P00524 VineHillTowers	InteriorRenovations	2,469,600
	TN037P00520 MadisonTowers	InteriorRenovations	3,354,480			
	ScatteredSites	BuildNewDuplexes	800,000	ScatteredSites	BuildNewDuplexes	800,000
TotalCFPEstimatedCosts			\$ 10,800,000			10,800,000

Attachment M
**2003 Review Of Agency Plan with Public Housing Resident Advisory Board
and Council of Presidents**

MDHA Staff met to discuss the agency plan with these two groups on March 13, 2003. The meeting was held at the Cumberland View Community Room. Resident Advisory Board Members present were: Joel Tinnon of I. W. Gernert, Leslie Watkins of Neighborhood Housing and Resident Board Member, Gayle Fleming of John Henry Hale Homes and Lena Stewart of Edgefield Manor. Council of Presidents members present were: Christine Rivers of Cumberland View, Barbara Woolfolk of Parthenon Towers, Brenda McBroom of Tony Sudekum, Brenda Morrow of Edgehill Homes, Lillian Woods of Edgehill Homes, Chuck Michael of Madison Towers, Cassandra Easton of Sam Levy Homes, William Thompson of Andrew Jackson Homes, Ora Johnson of Carleen Waller Manor and Pamela Wiggins of Cheatham Place.

MDHA Staff present were: Jim Thiltgen, Deputy Executive Director; Randall Dunn Director of General Services; Mike Clinard, Assistant Director for Hope VI; Ed Shewmaker, Modernization Coordinator; Charlene Murphy, Director of Community Services; Doug Delaney, Development Specialist for the Community Development Department and Jerry Seay, Director of Housing Management. Also present was Peaches Manning, Resident Association Coordinator.

Executive Department

Mr. Thiltgen discussed the recent budget cut of HUD of approximately \$250 million dollars. This resulted in a reduction of approximately 10% for MDHA. He explained the initiative of four state associations (TAHRA) to have the state provide assisted living services to approximately 200 residents of public housing state-wide. The public housing agencies would receive TennCare or Medicaid funds to provide assisted living services while public housing funds would continue to be used to provide rent and utilities.

Question – Leslie Watkins – What about assisted living that was supposed to be a part of Preston Taylor Hope VI?

Answer- This is being provided by the Schrader Lane Church of Christ

Comment – Chuck Michael - Assisted living would be a great boost to the attitudes of residents if they knew it would be available.

The Board and Council voted to support the assisted living application.

Community Services Department

Charlene Murphy shared various self-sufficiency programs and successes with the council. She made them aware of staffing issues as a result of the budget shortfall. The council was presented as late of 14 goals for the upcoming year.

Question –LeslieWatkins -Arestipends providedfortransportationfortrainingetc?

Answer YesbutonlyforWalgreenTraining

Question –LeslieWatkins -WillcutsaffectprovisionoftheOneStrikerule?

Answer –No

Question –WilliamThompson -Willresidentsbeinvolvedininitialselectionof applicants.

Answer –Nobuttheywillcontinuetositonappealhearingsfordenialsandregular grievancehearings.

TheBoardCouncilvotedtoapprovethecommunityservicesplan

CommunityDevelopmentDepartment

DougDelaneydescribedthevariousactivitiesbeingundertakenbytheCommunity DevelopmentDepartment. TheDevelopmentDepartment,throughtheCommunity DevelopmentOfficeandtheUrbanDevelopmentOffice,administersavarietyofurban andcommunitydevelopmentprograms. TheCommunityDevelopmentOfficeis responsibleforadministering programsfundedbytheU.S.DepartmentofHousingand UrbanDevelopment(HUD),including:

CommunityDevelopmentBlockGrant(orCDBGprogram)

HOMEInvestmentPartnerships(orHOMEprogram)

HousingOpportunitiesforPersonswithAIDS(orHOPWAprogram)

EmergencyShelterGrant(orESGprogram)

TheCommunityDevelopmentBlockGrant(CDBG)fundsaretargetedtospecificlow -to moderate-incomeareasoftheCity,withthegoalofaddressingcommunityneeds, eliminatingblightandprovidingforurgentneed.Currently,theCommunity DevelopmentOfficeisworkingwithseveralneighborhoods,including:Cameron(South Nashville)ClevelandPark(EastNashville)Edgehill(SouthNashville) Maxwell(EastNashville).ProjectsundertakenintheseNeighborhoodStrategyAreasare likelytoincludeparkimprovements,sidewalks,drainageimprovements,neighborhood gatewaysorotherprioritiesidentifiedandvotedonbyrepresentativesofthe neighborhood.

Inaddition,theCommunityDevelopmentOfficeiscurrentlyworkingwithtwo(2) commercialdistrictsthatserve low -tomoderate -incomeneighborhoods,including: Woodbine/NolensvilleRoad(SouthNashville)DickersonRoad(EastNashville).These projectstypically resultintheconstructionofstreetscapeimprovementsinthe commercialareathatimprovenotonlyhowthearealooks,butaidincreatingamore pedestrian-friendlyatmosphere.

TheCDBGprogramalsosupportsMDHA'shomeownershipandrentalhousing rehabilitationprograms,providingavarietyofloansandgrants,includingan Emergency

Repair Grant, a Rehabilitation Loan, a Weatherization Grant and Rental Rehabilitation assistance. Each program has its specific qualifying criteria, but as an example, our Rehabilitation Loan Program provides up to \$36,000 at a 3% interest rate for qualifying homeowners to bring their home up to Code standards.

The Community Development Office also works in conjunction with non-profit organizations to provide a variety of affordable housing opportunities. Recent examples of these efforts include the Row 8.9 development on 8th Avenue South across from Farmers Market and the development of new single-family homes within the Hope Gardens neighborhood and at various scattered sites throughout the City.

Urban Development Office

Finally, the Urban Development Office oversees MDHA's downtown development activities in and around the City's Redevelopment Districts. The Urban Development Office, working with private developers, property owners and City officials, focuses its efforts on redevelopment of the downtown area. The Urban Development Office has played a major role in the redevelopment of the area around the Gaylord Entertainment Center, including the County Music Hall of Fame and the Hilton Suites Hotel and Park and is currently involved in the proposed redevelopment of Rolling Mill Hill, the former General Hospital site.

Question-Brenda Morrow-What is considered affordable housing?

Answer-Housing that can be afforded by those that are under 80% of the median income for Nashville.

Question-William Thompson -Will the townhouses on Ireland be considered public housing?

Answer-No but 20% of them will be affordable housing.

The Board and Council voted to approve the Community Development Plan

General Services Department

Randall Dunn and Mike Clinard made presentations on the Hope VI programs. They discussed the progress of Preston Taylor and the proposed plans for Sam Levy. The council was informed that Hope VI funds were being eliminated. Sam Levy will probably be the last one MDHA will receive.

Question-Leslie Watkins -Explain the different parts of Hope VI

Answer-Regular Public Housing, Tax Credit Public Housing, Market rate rental units, Home Ownership units and Section 8 vouchers

The Board and Council voted to approve the proposed plan.

Operations Department

Ed Shewmakers shared the proposed Capital Plan. This year it will be approximately 10 million dollars. The plan includes improvements for the security systems in the high rises. New units to coincide with the Sam Levy Hope VI are also included. Funds were allocated for Phase II of J.C. Napier J.C. Napier, Roof replacement at Edgehill Homes and Renovation of Parkway Terrace.

Question-William Thompson -Can house number be put on the back doors at Andrew Jackson Courts? **Comment** We are very pleased with Andrew Jackson otherwise.

Answer-This will be done under the normal routine budget.

Question-Ora Johnson -What can be done about the doors at Carleen Waller?

Answer-They will be addressed with the new security improvements.

Question -Leslie Watkins -What about storm doors for Neighborhood Housing?

Answer-We are testing a new prototype door that will eliminate the need for storm doors. Residents will be given an opportunity to test it themselves and give some input.

Question-Brenda Morrow -What will the replacement housing look like?

Answer-Neighborhood Housing

Question-Brenda Morrow -What about plumbing being upgraded so pipes don't freeze in Edgehill Homes.

Answer-There are no long term plans to relocate the plumbing however options of providing additional protection and insulation of pipes will be reviewed.

The Board and Council voted to approve the Capital Fund Plan

Housing Management Department

Jerry Seay advised residents of the current budget crisis and how it will affect them as residents. They were assured that everything possible will be done to ensure there is no decline in the level of services they receive. They were advised the Community Service requirement will have to be reinstated. Jerry Seay plans to use the original plan without making any drastic changes. Cap rents will have to be established. Currently a study is being done to compare MDH A rents with the private market. After this study is complete new flat rents will be established. Jerry Seay proposes to set cap rents at \$100 over the new flat rents.

The Board and Council voted to approve the Housing Management Plans

**SECTION 8 RESIDENT ADVISORY COMMITTEE MEETING
MINUTES
March 15, 2003**

Members Present:	Vanessa Butler	Deneen McNeil
	Dimple Simpson	Michelle Todd
	LaTonya Garrison	Elizabeth Howse
	Rosa Lyons	Sherron Chunn
	Hattie Long	Bridgett Hill
	Pat Clark, MDHA	
	Pam Holliman, MDHA	

The Section 8 Resident Advisory Committee met on March 15, 2003. The Committee received an overview of the Section 8 rental assistance program. Other topics of discussion were:

1. **Section 8 Waiting List:** The Section 8 Waiting List is now closed. No applications have been taken since November 2001. The total number of persons on the list exceeds 1,800. Because the Agency has been leased at 98% -100%, no additional persons are being added to the Waiting List at this time (with the exception of elderly, disabled or handicap).
2. **New Allocation of Vouchers:** The group was advised for non-elderly and elderly individuals with disabilities. All persons in this population of the Section 8 Waiting List and Public Housing Waiting List have been contacted to set up appointments. Referrals are also being accepted from Mental Health Agencies that offer services to this population.
3. **Section 8 Homeownership Program :** Total of 167 active participants, 57 of the total has closed. Members were encouraged to inform other Section 8 participants of the Program.
4. **Section 8 Building Addition:** The Committee was told of the addition to the Section 8 Office Building. Several comments were made of this being a need because of their observation of over crowdedness when they come for appointments. Several expressed how the addition could add to services being provided.
5. **Budget Cuts and Proposals:** When asked if MDHA would be receiving more vouchers in the future, it was explained that there was no indication of new allocations in the near future, but HUD had given approval to renew funds for current allocations.
6. **Proposal to Block Grant Section 8:** I informed the group of HUD's proposal to Block Grant Section 8 to the States. This would give the Governor control over

designating who would administer the Program. All members were opposed to this proposal.

7. Suggested Plans for Next Twelve Months:

- a. Apply for any and all Vouchers made available by HUD.
- b. Reduce the Section 8 Waiting List so new people can apply for assistance.
- c. Increase the number of people in the Section 8 Homeownership Program.
- d.
- d. Continue all of the other procedures already being done.

**MINUTES OF MEETING -- PUBLIC HEARING
FOR COMMENT ON PHAS PLANS
FOR THE
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
May 27, 2003 -- 12 NOON - MDHA BOARDROOM
701 SOUTH 6TH STREET
NASHVILLE, TENNESSEE**

Chase Cole, Chair of the Board of Commissioners, opened the meeting at 12 noon and welcomed everyone in attendance. He then called on Jim Thiltgen, Deputy Executive Director, who stated that since MDHA was designated a High Performer under HUD's Public Housing Assessment System (PHAS) as well as under the comparable Section 8 program (SEMAP) the past two years, there was not a lot of change in the policies and procedures from the previous Agency Plan. The MDHA staff has worked with the Resident Advisory Boards for public housing and Section 8. A notice was placed in the local newspaper that a draft of the Plan would be available for public review and comment at each of MDHA's housing development offices and that the hearing was to be held on this date. Mr. Thiltgen stated notes from previous meeting and any comments from today's hearing will be attached to the documents to HUD. Mr. Joel Tinnin, President of the Council of Presidents for public housing, was called on and expressed pleasure in attending the hearing. He stated that the proposed Agency Plan had been reviewed at the Council of Presidents meeting and that the Council had gone on record as unanimously backing the complete proposed plan. Ms. Rosa Lyons commented from the Section 8 Resident Advisory Board stating she had been a resident of Section 8 since 1989. She informed the Board that the Advisory Board had reviewed the rules and regulations of the Plan and expressed great appreciation for the program benefiting many families. Mr. Thiltgen stated the draft Plan had been posted in the Housing Management offices and Section 8 office and any comments will continue to be received and incorporated into the final plan to be presented to the Board of Commissioners for approval on June 24. With the Board's approval, the Plan will be submitted to HUD. With no other questions or comments, Mr. Cole thanked everyone for attending the meeting, and the meeting was adjourned.