

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

Jefferson City Housing Authority  
tn019v01 – Version 1

**Submitted to HUD – October 11, 2002**

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

## PHA Plan Agency Identification

**PHA Name:** JEFFERSON CITY HOUSING AUTHORITY

**PHA Number:** TN019, Version 1

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2003

### PHA Plan Contact Information:

Name: Mary Helen White

Phone: 865-475-2064

TDD: 865-475-2064

Email (if available): 1jcha@bellsouth.net

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

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

## Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

### **i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<b>Attachments</b>		
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment B : Capital Fund Program Annual Statement <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment C : Capital Fund Program 5 Year Action Plan <b>(included in plan)</b>		
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement		
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan		
<input checked="" type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment E : Membership of Resident Advisory Board or Boards <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment F : Comments of Resident Advisory Board or Boards & Explanation of PHA Response <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment G : Voluntary Conversion Component <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Attachment H : Resident Survey Follow-Up Plan <b>(included in plan)</b>		
<input checked="" type="checkbox"/> Admissions Policy for Deconcentration <b>(tn019a01)</b>		
<input checked="" type="checkbox"/> P & E Report, TN37-PO19-501-00, as of 6-30-2002 <b>(tn019b01)</b>		
<input checked="" type="checkbox"/> P & E Report, TN37-PO19-501-01, as of 6-30-2002 <b>(tn019c01)</b>		
<input checked="" type="checkbox"/> P & E Report, TN37-PO19-501-02, as of 6-30-2002 <b>(tn019d01)</b>		

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

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

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

N/A

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **348,785 –FY2002 Capital Fund Amount**

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

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

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

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

The Capital Fund Program Annual Statement is provided as Attachment B

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>DD/MM/YY</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

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

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB)/ Resident Council (RC) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) F
3. In what manner did the PHA address those comments? (select all that apply)
- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_F\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

Other: (list below)

## B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(STATE OF TENNESSEE)**
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)
  
3. PHA Requests for support from the Consolidated Plan Agency
  - Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
  
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**Please refer to the Executive Summary of the Consolidated Plan for the State of Tennessee**

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

**A. Substantial Deviation from the 5-year Plan:**

**The following are considered to be significant amendments or modifications:**

- 1) Changes to rent or admissions policies or organization of the waiting list**
- 2) Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action plan) or change in use of replacement reserve funds under the Capital Fund**
- 3) Additions of new activities not included in the current PHDEP Plan (if applicable)**
- 4) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities**

**An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.**

**B. Significant Amendment or Modification to the Annual Plan:**

**Same as “A” above.**

## Attachment A

### Supporting Documents Available for Review

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Other supporting documents (optional) (list individually; use as many lines as necessary)  Deconcentration Information	(specify as needed)  Five -Year and Annual Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b>  JEFFERSON CITY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program: TN37-PO19-501-03 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2003	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000			
3	1408 Management Improvements	30,500			
4	1410 Administration	11,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	28,200			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	262,085			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	348,785			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	12,000			
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-03 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	1,000				
	Community Cares Worker	1408	1 position	4,000				
	VISTA Worker (2003)	1408	1 position	12,500				
	Police (Supplemental Support)	1408	LS	8,000				
	Resident Services	1408	LS	1,000				
	Computer Upgrade	1408	LS	5,000				
	Maintenance Laborer	1410	1- part time	10,000				
	Advertising	1410	LS	1,000				
	Clerk-In house	1430	1 position	10,000				
	Fees and Costs	1430	LS	18,200				
	A/E Services 14,200							
	Upgrade agency plan (2003) 3,000							
	Environmental review (2003) 1,000							
	HVAC Maintenance	1460	LS	2,000				
TN19-001	Repair/repaint exterior walls (REAC 2000)	1460	LS	5,000				
Cherokee								
TN19-004	Landscaping	1450	LS	10,000				
Hillview	HVAC	1460	25 units	158,985				
Old AJ/Overlook	Bathroom renovations	1460	58 units	58,000				
William/Nelson	Main water cut-offs	1460	58 units	5,000				
	New vinyl composition tile	1460	LS	33,100				
HA-Wide	Office equipment, furnishings	1475	LS	3,000				
HA-Wide	Maintenance equipment	1475	LS	3,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-03 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-03 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	03-31-05			09-30-06			
TN019-001	03-31-05			09-30-06			
TN019-004	03-31-05			09-30-06			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> JEFFERSON CITY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program #: TN37-PO19-501-03 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name		JEFFERSON CITY HOUSING AUTHORITY			
		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: TN37-PO19-501-04 PHA FY: 2004	Work Statement for Year 3 FFY Grant: TN37-PO19-501-05 PHA FY: 2005	Work Statement for Year 4 FFY Grant: TN37-PO19-501-06 PHA FY: 2006	Work Statement for Year 5 FFY Grant: TN37-PO19-501-07 PHA FY: 2007
	Annual Statement				
TN19-001		155,000	0	5,000	0
TN19-002		13,000	0	1,000	0
TN19-003		0	30,000	120,000	200,000
TN19-004		50,000	207,300	5,000	25,000
TN19-005		0	0	5,000	0
TN19-006		0	0	250,000	5,000
PHA-WIDE		121,000	96,000	106,000	121,000
CFP Funds Listed for 5-year planning		339,999	333,300	492,000	351,000
Replacement Housing Factor Funds					





Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: TN37-PO19-501-04 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: TN37-PO19-501-05 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	PHA-WIDE	Operations	1,000	PHA-WIDE	Operations	1,000
<b>Annual</b>		VISTA	12,500		VISTA	12,500
		Community Cares Worker	4,000		Community Cares Worker	4,000
		Literacy VISTA	12,500		Literacy VISTA	12,500
<b>Statement</b>		Police Supplemental Services	12,000		Police Supplemental Services	12,000
		Advertising	1,000		Advertising	1,000
		A/E Services	15,000		A/E Services	15,000
		Environmental Review	1,000		Environmental Review	1,000
		Update Agency Plan	3,000		Update Agency Plan	3,000
		Clerk – In house	10,000		Clerk – In house	10,000
		Computer Upgrade	5,000		Computer Upgrade	5,000
		Office equipment, furnishings	3,000		Office equipment, furnishings	3,000
		Maintenance equipment	3,000		Maintenance equipment	3,000
		Maintenance Truck	25,000			
		Resident Services	1,000		Resident Services	1,000
		Maintenance Laborer	10,000		Maintenance Laborer	10,000
		HVAC Maintenance	2,000		HVAC Maintenance	2,000
		<b>SUB-TOTAL</b>	<b>121,000</b>		<b>SUB-TOTAL</b>	<b>96,000</b>
		<b>Total CFP Estimated Cost</b>	<b>\$121,000</b>			<b>\$96,000</b>

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: TN37-PO19-501-06 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: TN37-PO19-501-07 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN19-001	Sidewalk repair/replace	5,000	TN19-001		
Cherokee			Cherokee		
	<b>SUB-TOTAL</b>	<b>5,000</b>			
TN19-002	Sidewalk repair/replace	1,000	TN19-002		
Jay Street			Jay Street		
	<b>SUB-TOTAL</b>	<b>1,000</b>			
TN19-003	Roofing	45,000	TN19-003	Additional shelving	50,000
Mossy Creek	Landscaping	10,000	Mossy Creek	Addition to office	150,000
	Sidewalk repair	5,000			
	Closet doors – accordian type – 30 units	30,000			
	Guttering	30,000			
	<b>SUB-TOTAL</b>	<b>120,000</b>		<b>SUB-TOTAL</b>	<b>200,000</b>
Total CFP Estimated Cost		<b>\$126,000</b>			<b>\$200,000</b>

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: TN37-PO19-501-06 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: TN37-PO19-501-07 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN19-004	Sidewalk repair/replace	5,000	TN19-004	Additional shelving in 0 bedroom units	25,000
Hillview Lane			Hillview Lane		
Overlook/ Old A.J.	<b>SUB-TOTAL</b>	<b>5,000</b>	Overlook/ Old A.J.	<b>SUB-TOTAL</b>	<b>25,000</b>
Williams -Nelson			Williams -Nelson		
TN19-005	Sidewalk repair/replace	5,000	TN19-005		
Sycamore			Sycamore		
	<b>SUB-TOTAL</b>	<b>5,000</b>			
TN19-006	Roofing	45,000	TN19-006	Carpeting in Community Room	5,000
Sycamore Elderly	Landscaping	10,000	Sycamore Elderly		
	Site lighting	10,000		<b>SUB-TOTAL</b>	<b>5,000</b>
	New VCT	30,000			
	Exterior doors, frames, hardware	30,000			
	Parking	20,000			
	Sidewalk repair/replace	10,000			
	Guttering	25,000			
	504 Additional Services – entry into units, roll-in showers	50,000			
	Screen doors	20,000			
	<b>SUB-TOTAL</b>	<b>250,000</b>			
Total CFP Estimated Cost		<b>\$260,000</b>			<b>\$30,000</b>



## PHA Public Housing Drug Elimination Program Plan **N/A**

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### **Section 1: General Information/History**

- A. Amount of PHDEP Grant \$** \_\_\_\_\_
- B. Eligibility type (Indicate with an “x”)** N1\_\_\_\_\_ N2\_\_\_\_\_ R\_\_\_\_\_
- C. FFY in which funding is requested** \_\_\_\_\_
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**12 Months**\_\_\_\_\_ **18 Months**\_\_\_\_\_ **24 Months**\_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FFY ____ PHDEP Budget Summary</b> Original statement Revised statement dated:
--

Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative	Total PHDEP Funding: \$

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TA Match</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Required Attachment D: Resident Member on the PHA Governing Board**

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

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

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

Elected

Appointed

C. The term of appointment is (include the date term expires): **Finishing out 5-year appointment; March 3, 2005**

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **March 3, 2003**

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

**Mr. Darrell Helton,  
Mayor of Jefferson City, Tennessee**

**Required Attachment E: Membership of the Resident Advisory Board  
(herein referred to as the Resident Council)**

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

<b>President</b>	<b>Delores Ryan</b>
<b>Vice-President</b>	<b>Tom Willford</b>
<b>Secretary</b>	<b>Jodi Baker</b>
<b>Treasurer</b>	<b>Pat Finley</b>
<b>Historian</b>	<b>Betty Ali</b>
<b>Parliamentarian</b>	<b>Billy Bowman</b>
<b>Alternate</b>	<b>Eula Mae Young</b>
<b>Alternate</b>	<b>Barbara Osborne</b>

## **Required Attachment F: Comments of Resident Advisory Board/ Resident Council and Explanation of PHA Response**

Below is a list of comments and how they have been addressed (**in bold**):

### E. Mountcastle (TN19-003)

- Guttering – **In 5-year plan**
- Painting (interior) – **On 5-year maintenance cycle**

### Overlook Avenue (TN19-004)

- Additional lighting behind units – **JCHA to work with City to install street light**
- New screen doors – don't like kick panel – want more screen in door – **screen doors installed recently, different than old ones which had more screen but tore easily**
- Guttering - **In 5-year plan**
- Additional parking – **JCHA will look at feasibility**
- Additional shelving in kitchen - **In 5-year plan**

### Williams Avenue (TN19-004)

- Large hole in street @ parking – **Resident Council needs to take before City Council – city owned streets**
- Trim trees – **JCHA maintenance**
- Guttering - **In 5-year plan**
- Refrigerators - **In 5-year plan**
- Community Watch – **Resident Council to handle**

### Sycamore Elderly (TN19-006)

- Additional site lighting – **trees need to be trimmed to allow existing light in - JCHA**
- Replace carpeting in Community Room - **In 5-year plan**
- Community –wide freezer – **Already bought**
- Repair sidewalk in front of Community Bldg. - **In 5-year plan**
- Replace screen doors - **In 5-year plan**
- Better access to apartments – there is currently a step-down from apartment to porch and porch to sidewalk - **In 5-year plan**
- Roll-in shower - **In 5-year plan**

## Community Wide

- Sidewalk repairs - **In 5-year plan**
- Update insulation in apartments – **to be addressed after HVAC work complete**
- Winterize doors and windows of apartments – **in process**
- More tables and folding chairs for Community room – **as needed**
- All porches cleaned of stains - **In 5-year plan**
- Landscaping , especially around Community room - **In 5-year plan**
- Benches scattered throughout housing grounds to encourage walks – **Resident Council**
- Gas grill for community room – **not safe**
- Repair concrete walkways as needed - **In 5-year plan**
- Soft drink and snack machines in laundry room; move folding table to the window and washer side. – **Resident Council**
- Use one of the parking spaces for putting out garbage on Thursday – **not feasible at this time**
- Sew grass in bare areas - **In 5-year plan**
- Replace dead shrubs - **In 5-year plan**
- Provide blinds instead of shades – **not feasible at this time**
- Provide lime or sand to absorb oil leaks in parking lots for safety reasons – **Resident Council**
- Replace aluminum cans with plastic ones with wheels. – **not feasible at this time**
- In cases where a resident can not take garbage to designated area, pay someone to pick it up – **Resident Council**
- Put up signs to watch for mobile chairs – **City Streets**

**Component 10(b)**

**Required Attachment G: Voluntary Conversion Initial Assessment**

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

**Five (5)**

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

**One (1)**

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

**One, the initial assessment**

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

**At this time, there are no developments that are appropriate for conversion at this time**

## Required Attachment H: Results of Resident Survey

Jefferson City Housing Authority took part in the Resident Survey portion of REAC. The following table contains the Survey Section, the score for that Section and the response from the JCHA regarding that Section:

Survey Section	Score	Response
Communication	74.6%	The main comments appear to be that some of the residents don't feel they are getting enough information about water shut-off, heating system, modernization activities. <b>JCHA goes over the building systems when they do a move-in. JCHA will strive to be even more informative. Prior to the commencement of any modernization work a notice is sent out to all Residents.</b> Residents also feel that management is not responsive to questions and concerns from the residents. <b>JCHA publishes a newsletter every month to keep the residents informed. There is a covered-dish luncheon once a month to keep residents informed. JCHA staff is available on a one-to-one basis if anyone has questions or concerns. JCHA is also a very open office and welcomes comments.</b>
Safety	69.9%	The lowest score in this category pertained to the following questions - Do you think any of the following contribute to crime in your development? (Resident Screening). <b>JCHA follows all HUD regulations regarding the screening of applicants. JCHA will continue to do so.</b> Another problem mentioned was "bad lighting". <b>JCHA has addressed this issue in their agency plan. JCHA has a resident covered-dish luncheon and meeting once a month. The residents will be asked for suggestions that would make them feel safer. These ideas will be addressed in the 5-year plan. The JCHA will continue to address specific items brought to their attention in a timely manner.</b>

		<p>“Are you aware of any crime prevention programs available to residents (for example: Neighborhood Watch, Block Watch, Community Policing, Tenant Patrol or Street Patrol)? <b>A Resident Council is now in place. They are very interested in forming some sort of watch program. JCHA will help them in any ways feasible.</b></p>
<p>Neighborhood Appearance</p>	<p>69.0%</p>	<p>The response from the residents show that they are unsatisfied with the following: exterior of buildings, parking areas, playgrounds, broken glass on site, noise, trash and litter. <b>JCHA will continue to work with residents regarding all of these items. It is very difficult to keep the exterior areas clean when residents don’t do their part (example – moving toys, etc. so that maintenance staff can mow). Expensive play structures were install several years ago and were vandalized by residents immediatly. It is hoped that the newly organized Resident Council will be instrumental in getting residents involved with taking the responsibility for their neighborhoods. JCHA will work with the council to support their activities.</b></p>

## JEFFERSON CITY HOUSING AUTHORITY DECONCENTRATION POLICY

The Jefferson City Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the JCHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The JCHA will strive to insure that no individual development has a concentration of higher or lower income families. The JCHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The JCHA will affirmatively market public housing to all eligible income groups. If necessary, the JCHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Jefferson City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: TN37-PO19-501-00 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 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: 6-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,963		167,963	75,568.67
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	24,395		24,395	13,595.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	149,360		149,360	157,125.08
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	18,000		18,000	15,649.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	359,718		359,718	261,937.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Jefferson City Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: TN37-PO19-501-00 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		167,963		167,963	75,568.67	Work In Progress
	Environmental Review	1430	1	995		995	995.00	Work Complete
	A/E for HVAC	1430		17,400		17,400	12,600.00	Work In Progress
	Clerk-of-the-works	1430		6,000		6,000	0.00	Work In Progress
TN19-001	Replace existing heating system with new central heat and air conditioning system 30 units @ \$4,000 ea.	1460	30	134,100		134,100	83,470.52	Work In Progress
TN19-002	Replace existing heating system with new central heat and air conditioning system 2 units @ \$4,000 ea.	1460	2	15,260		15,260	23,025.08	Work In Progress
HA-Wide	Replace Staff Vehicle	1475	1	18,000		18,000	15,649.00	Work Complete



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>  JEFFERSON CITY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program: TN37-PO19-501-01 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending: 6/30/2002     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0.00	0.00
2	1406 Operations	2,398	2,398	0.00	0.00
3	1408 Management Improvements	69,500	27,500	17,500.00	0.00
4	1410 Administration	1,000	1,000	921.84	401.98
5	1411 Audit	0	0	0.00	0.00
6	1415 liquidated Damages	0	0	0.00	0.00
7	1430 Fees and Costs	27,820	17,820	20,440.00	16,008.00
8	1440 Site Acquisition	0	0	0.00	0.00
9	1450 Site Improvement	0	0	0.00	0.00
10	1460 Dwelling Structures	254,329	301,329	298,956.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	12,000	0.00	0.00
12	1470 Nondwelling Structures	0	5,000	5,000	0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	367,047	367,047	342,817.84	16,409.98
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	52,000	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-01 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	2,398.00	2,398.00	0.00	0.00	No work to date
	VISTA Worker	1408	1 position	12,500.00	12,500.00	12,500.00	0.00	Work in Progress
	Police Officer	1408	1 position	52,000.00	0.00	0.00	0.00	Deferred
	Clerk	1408	1 position	0.00	5,000.00	0.00	0.00	Work in Progress
	Computer Upgrade	1408	LS	5,000.00	5,000.00	5,000.00	0.00	Work in Progress
HA-Wide	Advertising	1410	LS	1,000.00	1,000.00	921.84	921.84	Work in Progress
	Fees and Costs	1430	LS	27,820.00	17,820.00	20,440.00	16,008.00	Work in Progress
	A/E Services 14,820							
	Upgrade agency plan 3,000							
	Clerk (moved to 1408) 10,000							
TN019-004	HVAC (DEFERRED)	1460	32 units	160,000.00	0.00	0.00	0.00	Deferred
TN019-004	Electrical Upgrade (DEFERRED)	1460	58 units	87,000.00	0.00	0.00	0.00	Deferred
TN19-005	HVAC & Associated electrical modifications	1460	47 units	0.00	225,829.00	225,829.00	0.00	Work in Progress
	GFI's	1460	47 units	0.00	5,000.00	5,000.00	0.00	Work in Progress
	Exterior doors/frames/hardware	1460	47 units	0.00	47,000.00	47,000.00	0.00	Work in Progress
	Screen Doors	1460	47 units	0.00	23,500.00	21,127.00	0.00	Work in Progress
	HVAC at Maintenance Bldg.	1470	1 bldg	0.00	5,000.00	5,000.00	0.00	Work in Progress
HA-Wide	Ranges	1465.1	20 ea.	5,600.00	5,600.00	0.00	0.00	No work to date
HA-Wide	Refrigerators	1465.1	20 ea.	6,400.00	6,400.00	0.00	0.00	No work to date



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> JEFFERSON CITY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program: TN37-PO19-501-02 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002	
<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: 6-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0		0	0	
2	1406 Operations	1,000		0	0	
3	1408 Management Improvements	35,000		0	0	
4	1410 Administration	11,000		0	0	
5	1411 Audit	0		0	0	
6	1415 liquidated Damages	0		0	0	
7	1430 Fees and Costs	25,220		0	0	
8	1440 Site Acquisition	0		0	0	
9	1450 Site Improvement	0		0	0	
10	1460 Dwelling Structures	255,065		0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	12,000		0	0	
12	1470 Nondwelling Structures	0		0	0	
13	1475 Nondwelling Equipment	9,500		0	0	
14	1485 Demolition	0		0	0	
15	1490 Replacement Reserve	0		0	0	
16	1492 Moving to Work Demonstration	0		0	0	
17	1495.1 Relocation Costs	0		0	0	
18	1498 Mod Used for Development	0		0	0	
19	1502 Contingency	0		0	0	
20	Amount of Annual Grant: (sum of lines 2-19)	348,785		0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security	12,000		0	0	
24	Amount of line 20 Related to Energy Conservation Measures					

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

PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	1,000		0	0	Funds not available
	VISTA Worker	1408	1 position	12,500		0	0	Funds not available
	Police (Supplemental Support)	1408	LS	12,000		0	0	Funds not available
	Resident Services	1408	LS	500		0	0	Funds not available
	Computer Upgrade	1408	LS	10,000		0	0	Funds not available
	Maintenance Laborer	1410	1- part time	10,000		0	0	Funds not available
HA-Wide	Advertising	1410	LS	1,000		0	0	Funds not available
	Clerk-In house	1430	1 position	10,000		0	0	Funds not available
	Fees and Costs	1430	LS	15,220		0	0	Funds not available
	A/E Services 11,220							
	Upgrade agency plan 3,000							
	Environmental review 1,000							
	HVAC Maintenance	1460	LS	2,000		0	0	Funds not available
TN019-004	HVAC	1460	35 units	166,605		0	0	Funds not available
TN019-004	Electrical Upgrade	1460	58 units	77,660		0	0	Funds not available
TN19-005	Rangehoods & backsplashes	1460	44 units	8,800		0	0	Funds not available
HA-Wide	Ranges	1465.1	20 ea.	5,600		0	0	Funds not available
HA-Wide	Refrigerators	1465.1	20 ea.	6,400		0	0	Funds not available
HA-Wide	Office equipment, furnishings	1475	LS	1,000		0	0	Funds not available
HA-Wide	Maintenance equipment	1475	LS	1,000		0	0	Funds not available
HA-Wide	Mower	1475	1	7,500		0	0	Funds not available

