

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

Loudon Housing Authority
tn064v01 –Version 2
Submitted to HUD – May 1, 2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: LOUDONHOUSINGAUTHORITY

PHANumber: TN064

PHA FiscalYearBeginning:(mm/yyyy) 07/2003

PHA Plan Contact Information:

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Public Access 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 20 03
[24CFR 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 filename in parentheses in the space to the right of the title.

Contents		<u>Page#</u>
Annual Plan		
i. Executive Summary (optional)	N/A	1
ii. Annual Plan Information		1
iii. Table of Contents		1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year		2
2. Capital Improvement Needs		3
3. Demolition and Disposition		4
4. Homeownership: Voucher Homeownership Program		4
5. Crime and Safety : PHDEP Plan		5
6. Other Information:		5
A. Resident Advisory Board Consultation Process		5
B. Statement of Consistency with Consolidated Plan		6
C. Criteria for Substantial Deviations and Significant Amendments		7
Attachments		
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review		
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	(Included in plan)	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	(Included in plan)	
<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	(Included in plan)	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	(Included in plan)	
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	(Included in plan)	
<input checked="" type="checkbox"/> Attachment G: Voluntary Conversion Initial Assessment	(Included in plan)	
<input checked="" type="checkbox"/> Attachment H: P&E Report, dated 12/31/2002, for TN37	-PO64-501-01 (Included in plan)	
<input checked="" type="checkbox"/> Attachment J: P&E Report, dated 12/31/2002, for TN37	-PO64-501-02 (Included in plan)	
<input checked="" type="checkbox"/> Deconcentration Policy	tn064a0 2	

ii.ExecutiveSummary

[24CFRPart903.79(r)]

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

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

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

2.Capital Improvement Needs

[24CFRPart903.79(g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **219,754, estimate**

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.D Demolition and Disposition

[24CFRPart903.79(h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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

[24CFR Part 903.79(k)]

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

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

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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

2. If yes, the comments are attached at Attachment (Filename) _____ 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 end of the RAB Comments in Attachment _F_.

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) Addition 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related 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 (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 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	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 home ownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · 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); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · 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. 	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration Information	(specify as needed) Five-Year and Annual Plan

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: LOUDON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: TN37-PO64-501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<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	1,000.00				
3	1408 Management Improvements	21,500.00				
4	1410 Administration	1,000.00				
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	15,500.00				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	37,000.00				
10	1460 Dwelling Structures	35,000.00				
11	1465.1 Dwelling Equipment — Nonexpendable	10,000.00				
12	1470 Nondwelling Structures	88,754.00				
13	1475 Nondwelling Equipment	10,000.00				
14	1485 Demolition	0.00				
15	1490 Replacement Reserve	0.00				
16	1492 Moving to Work Demonstration	0.00				
17	1495.1 Relocation Costs	0.00				
18	1498 Mod Used for Development	0.00				
19	1502 Contingency	0.00				
20	Amount of Annual Grant: (sum of lines 2 -19)	219,754.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: LOUDON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program#: TN37-PO64-501-03 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				
	VISTA Worker	1408	1 position	12,500.00				
	Community Care Giver	1408	1 position	4,000.00				
	Computer Upgrade	1408	LS	5,000.00				
	Advertising	1410	LS	1,000.00				
	Fees and Costs	1430	LS	13,500.00				
	A/E Services 10,000							
	Upgrade agency plan 2,500							
	Environmental Review 1,000							
	Annual Inspections	1430	LS	2,000.00				
	Site Lighting	1450	LS	500.00				
	Landscaping/shrubbery	1450	LS	500.00				
	Guttering	1460	LS	10,000.00				
	Appliances	1465.1	LS	10,000.00				
	Office Furnishings	1475	LS	5,000.00				
	Office equipment	1475	LS	1,000.00				
	Maintenance equipment	1475	LS	1,000.00				
	Golf Cart (Maintenance)	1475	1	3,000.00				
TN64-002	Additional parking	1450	LS	31,000.00				
	Replace window screens	1460	LS	5,000.00				
	Dryer hook -ups @ 2,3 & 4 bdr units	1460	LS	15,000.00				
	VCT @ Community Room	1470	LS	5,000.00				
	Office Addition	1470	LS	72,754.00				
	Office Renovations	1470	LS	1,000.00				
TN64-003	Dumpster screening	1450	LS	5,000.00				
	Replace window screens	1460	LS	5,000.00				
	Update Community Building	1470	LS	10,000.00				

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName Loudon Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: TN37 -PO64-501-04 PHAFY: 2004	Work Statement for Year 3 FFY Grant: TN37 -PO64-501-05 PHAFY: 2005	Work Statement for Year 4 FFY Grant: TN37 -PO64-501-06 PHAFY: 2006	Work Statement for Year 5 FFY Grant: TN37 -PO64-501-07 PHAFY: 2007
	Annual Statement				
HA-WIDE		82,000	62,000	116,000	62,000
TN64-002		200,000	150,000	65,000	45,000
TN64-003		0	50,000	65,000	178,393
CFP Funds Listed for 5-year planning		282,000	262,000	246,000	285,393
Replacement Housing Factor Funds					

Capital Fund Program Five -Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: TN37 -PO64-501-04 PHAFY: 2004			Activities for Year: 3 FFY Grant: TN37 -PO64-501-05 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA-WIDE	Operations	1,000	HA-WIDE	Operations	1,000
See		VISTA	12,500		VISTA	12,500
		Community Care Giver	4,000		Community Care Giver	4,000
Annual		Advertising	1,000		Advertising	1,000
Statement		Agency Plan Update	2,500		Agency Plan Update	2,500
		Environmental Review	1,000		Environmental Review	1,000
		Computer Upgrade	5,000		Computer Upgrade	5,000
		A/E Fees	15,000		A/E Fees	15,000
		Contingency	1,000		Contingency	1,000
		Maintenance equipment	1,000		Maintenance equipment	1,000
		Office equipment	1,000		Office equipment	1,000
		Appliances	10,000		Appliances	10,000
		Relocation	25,000		LBPC Clearance Testing	5,000
		Annual Inspection	2,000		Annual Inspection	2,000
		Subtotal	82,000		Subtotal	62,000
	TN64-002	Kitchen, bath renovations, VCT, Exterior doors/frames/hardware, HVAC @ 20 units	200,000	TN64-002	HVAC @ 30 units	150,000
		Subtotal	200,000		Subtotal	150,000
	TN64-003			TN64-003	Repave parking bays, striping & numbering	50,000
		Subtotal	0.00		Subtotal	50,000
	Total CFPE Estimated Cost		\$282,000			\$262,000

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

Activities for Year: 4 FFY Grant: TN37 -PO64-501-06 PHAFY: 2006			Activities for Year: 5 FFY Grant: TN37 -PO64-501-07 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	Operations	1,000	HA-WIDE	Operations	1,000
	VISTA	12,500		VISTA	12,500
	Advertising	1,000		Advertising	1,000
	Community Care Giver	4,000		Community Care Giver	4,000
	Agency Plan Update	2,500		Agency Plan Update	2,500
	Environmental Review	1,000		Environmental Review	1,000
	Computer Upgrade	5,000		Computer Upgrade	5,000
	A/E Fees	15,000		A/E Fees	15,000
	Contingency	1,000		Contingency	1,000
	Maintenance equipment	1,000		Maintenance equipment	1,000
	Office equipment	1,000		Office equipment	1,000
	Appliances	10,000		Appliances	10,000
	Maintenance Vehicle	35,000		LBPC Clearance Testing	5,000
	Lawn Mowers (2)	20,000			
	Annual Inspection	2,000		Annual Inspection	2,000
Subtotal	116,000	Subtotal	62,000		
TN64-002	Fencing @ property line	15,000	TN64-002	Sidewalks	5,000
	Office expansion	50,000		Resurface parking	40,000
Subtotal	65,000	Subtotal	45,000		
TN64-003	Replace kitchen cabinets/countertops/rangehoods in 30 units	60,000	TN64-003	Replace kitchen cabinets/countertops/rangehoods in 41 units	82,000
	Sidewalks	5,000		Replace tubs	96,393
Subtotal	65,000	Subtotal	178,393		
Total CFPE Estimated Cost		\$246,000			\$285,393

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

0. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

0. FFY in which funding is requested _____

0. 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. This summary must not be more than five (5) sentences long.

0. 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)

0. 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 _____ nths _____

0. 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 Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates 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
FY1995						
FY1996						
FY1997						
FY1998						
FY1999						

Section 2: PHDEP Plan Goals and Budget

0. 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.

0. PHDEP Budget Summary

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

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 – Special Initiative	
9116 – Gun Buyback TAMatch	
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	
TOTAL PHDEP FUNDING	

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	PHEDE P 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.							

9116 –GunBuybackTAMatch					TotalPHDEPFunding:\$		
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.							

9120 –SecurityPersonnel					TotalPHDEPFunding:\$		
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 –EmploymentofInvestigators					TotalPHDEPFunding:\$		
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.							

9150 – Physical Improvements					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.							

9160 – Drug Prevention					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.							

9170 –Drug Intervention					Total PH DEPFunding:\$		
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 PHDEPFunding:\$		
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 PHDEPFunds:\$		
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: **Tim Jenkins**

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

- Elected
 Appointed

0. The term of appointment is (include the date term expires): 12/15/2005

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):

0. Date of next term expiration of governing board member: 12/15/2004

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

Bernie R. Sweeney, Mayor of Loudon

**Required Attachment E: Membership of the Resident Advisory Board
or Boards**

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

Tim Jenkins –118 Hackberry Street
Janice Kittrell –122 Hackberry Street

Required Attachment F: Comments of Resident Advisory Board and Explanation of PHA Response

A Resident Advisory Board meeting was held on February 12, 2003 to hear comments on Agency Plan for this year. There was a Public Hearing held on March 28, 2003 to hear comments on the FY 2003 Agency Plan. The meeting was called to order by the Chairman of the Board of Commissioners, Carol Everett.

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

- If given the choice, would rather have HVAC before other renovations. (TN64-002)

The LHA has both in their 5 -year plan. Due to the extent of the renovations, everything needs to be done at the same time. Explained the fact that the residents would be relocated while work being done. Informed residents that the 20 units that haven't been renovated at all would be done first.

- Additional parking at TN64 -002

The LHA already has that in their 5 -year plan.

- Site lighting at TN64 -002

The LHA will coordinate with City of Loudon Utilities.

- Shrubbery around apartments at TN64 -002 and TN64 -003. Suggestion: azaleas, etc.

The LHA to work with the Resident Advisory Board on this project.

- Laundry at TN64 -002

The LHA feels that, at this time, it is not feasible for security concerns.

Required Attachment G: Voluntary Conversion Initial Assessment

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

Two(2)

0. 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)?

Zero(0)

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

One, the initial assessment

0. 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

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: LOUDON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: TN37-PO64-501-01 Capital Fund Program 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: C)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	1,000.00	0.00	0.00	0.00	
3	1408 Management Improvements	22,500.00	19,924.58	19,924.58	19,924.58	
4	1410 Administration	1,350.00	1,160.79	1,160.79	1,160.79	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	12,000.00	12,000.00	12,000.00	8,625.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	71,000.00	85,410.36	85,410.36	3,100.00	
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures	96,496.66	95,086.66	95,086.66	69,384.66	
13	1475 Nondwelling Equipment	28,000	20,310.61	20,310.61	0.00	
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	5,393.00	0.00	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 2 -19)	233,893.00	233,893.00	233,893.00	102,195.03	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program#: TN37-PO64-501-01 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	1,000.00	0.00	0.00	0.00	
	VISTA Worker	1408	1 position	12,500.00	12,500.00	12,500.00	12,500.00	Work Complete
	Computer Upgrade	1408	LS	10,000.00	7,424.58	7,424.58	7,424.58	Work Complete
HA-Wide	Advertising	1410	LS	1,350.00	1,160.79	1,160.79	1,160.79	Work Complete
	Fees and Costs	1430	LS	12,000.00	12,000.00			
	A/E Services 9,000					9,000.00	5,625.00	Work In Progress
	Upgrade agency plan 2,000					2,000.00	2,000.00	Work Complete
	Clerk 0					0.00	0.00	
	Environmental Review 1,000					1,000.00	1,000.00	Work Complete
TN64-002	Correct water ponding	1450	LS	1,000.00	1,000.00	1,000.00	0.00	Work In Progress
	Additional parking spaces (DEFER)	1450	LS	0.00	0.00	0.00	0.00	Deferred
	Landscaping	1450	LS	10,000.00	27,875.36	27,875.36	1,550.00	Work In Progress
	Renovate office space	1470	LS	89,650.00	90,240.00			
	a. Bond/General Conditions 3,900					3,900.00	3,900.00	Work Complete
	b. Demolition 9,700					9,700.00	9,700.00	Work Complete
	c. Ceiling 5,000					5,000.00	5,000.00	Work Complete
	d. Electrical 18,000					18,000.00	18,000.00	Work Complete
	e. HVAC 22,140					22,140.00	4,500.00	Work In Progress
	f. Painting 2,000					2,000.00	2,000.00	Work Complete
	g. Build back interior	22,280				22,280.00	17,780.00	Work In Progress

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program #: TN37-PO64-501-01 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	
	h.Plumbing 3,500					3,500.00	3,500.00	Work Complete
	i.Floor covering 3,720					3,720.00	1,158.00	Work In Progress
	New telephone system at office	1470	LS	3,846.66	3,846.66	3,846.66	3,846.66	Work Complete
	Drop-box at office for payments	1470	LS	3,000.00	1,000.00	1,000.00	0.00	Work In Progress
TN64-003	Tot lot (DEFER)	1450	LS	20,000	0.00	0.00	0.00	Deferred
	Drainage swales	1450	LS	10,000	10,000.00	10,000.00	0.00	Work In Progress
	Landscaping	1450	LS	20,000	36,535.00	36,535.00	1,550.00	Work In Progress
	Sidewalk/paving at Comm. Bldg.	1450	LS	10,000	10,000.00	10,000.00	0.00	
	Brace ceiling joists in 3 -bedroom units (DELETE)	1460	LS	0.00	0.00	0.00	0.00	Done under previous contract
TN64-003	Replace ceiling tile at Comm. Bldg. (DEFER)	1470	LS	0.00	0.00	0.00	0.00	Deferred
PHA-Wide	Maintenance Vehicle	1475	1	25,000.00	20,310.61	20,310.61	0.00	Work In Progress
	Golf cart for maintenance work (DEFER)	1475	1	3,000.00	0.00	0.00	0.00	Deferred
	Office furnishings, equipment (DEFER)	1475	LS	0.00	0.00	0.00	0.00	Deferred
	Contingency	1502	LS	1,546.34	0.00	0.00	0.00	

PHAName: LOUDONHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgram: TN37-PO64-501-02 CapitalFundProgram ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: A)
 Performance and Evaluation Report for Period Ending: 12/31/2003
 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	1,000.00	1,000.00	0.00	0.00
3	1408 Management Improvements	17,500.00	21,500.00	0.00	0.00
4	1410 Administration	1,000.00	1,000.00	0.00	0.00
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	25,500.00	25,500.00	25,500.00	0.00
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	0.00	31,000.00	10,000.00	0.00
10	1460 Dwelling Structures	105,861.00	16,960.00	8,060.00	0.00
11	1465.1 Dwelling Equipment — Nonexpendable	10,000.00	10,000.00	0.00	0.00
12	1470 Non Dwelling Structures	46,893.00	110,794.00	0.00	0.00
13	1475 Non Dwelling Equipment	2,000.00	2,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00		
15	1490 Replacement Reserve	0.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	10,000.00	0.00		
18	1498 Mod Used for Development	0.00	0.00		
19	1502 Contingency	0.00	0.00		
20	Amount of Annual Grant: (sum of lines 2 - 19)	219,754.00	219,754.00	94,269.64	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: LOUDONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgram#: TN37-PO64-501-02 CapitalFundProgram ReplacementHo usingFactor#:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWorkCategories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	1,000	1,000	0.00	0.00	
	VISTA Worker(\$12,500)&Community Care Giver(\$4,000)	1408	2positions	12,500.00	16,500.00	0.00	0.00	NoWorktoDate
	Computer Upgrade	1408	LS	5,000.00	5,000.00	0.00	0.00	NoWorktoDate
	Advertising	1410	LS	1,000.00	1,000.00	0.00	0.00	NoWorktoDate
	FeesandCosts	1430	LS	25,500.00	25,500.00			
	A/EServices 10,000					10,000.00	0.00	WorkInProgress
	Upgradeagencyplan 2,500					2,500.00	0.00	WorkInProgress
	EnergyAudit5,000					5,000.00	0.00	WorkInProgress
	EnvironmentalReview1,000					1,000.00	0.00	WorkInProgress
	LBPClearanceTesting5,000					5,000.00	0.00	WorkInPr ogress
	AnnualInspection2,000					2,000.00	0.00	WorkInProgress
	Appliances	1465.1	LS	10,000.00	10,000.00	0.00	0.00	NoWorktoDate
	OfficeRenovations	1470	LS	6,893.00	6,893.00	0.00	0.00	NoWorktoDate - fromCFP2001
	Officeequipment	1475	LS	1,000.00	1,000.00	0.00	0.00	NoWorktoDate
	Maintenanceequipment	1475	LS	1,000.00	1,000.00	0.00	0.00	NoWorktoDate
	Relocation(DEFER)	1495	LS	10,000.00	0.00	0.00	0.00	Deferred
TN64-002	Landscaping	1450	LS	0.00	5,000.00	5,000.00	0.00	WorkInProgress - fromCFP2001
	Replacewindowcreens(DEFER)	1460	LS	5,000.00	0.00	0.00	0.00	Deferred
	RenovationsincludingHVAC(DEFER)	1460	6units	85,861.00	0.00	0.00	0.00	Deferred
	Dryerhook -ups@2,3&4bdmunits(DEFER)	1460	LS	15,000.00	0.00	0.00	0.00	Deferred
	*Sewerlinerepair -emergencywork -doesn't requireformalbudgetrevision	1460	1unit	0.00	8,060.00	8,060.00	0.00	WorkInProgress
	Additionalparking	1450	LS	0.00	21,000.00	0.00	0.00	NoWorktoDate - fromCFP2001
	OfficeAd dition	1470	LS	0.00	60,901.00	0.00	0.00	NoWorktoDate

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program#: TN37-PO64-501-02 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	
TN64-003	Landscaping	1450	LS	0.00	5,000.00	5,000.00	0.00	Work In Progress - from CFP 2001
	*Foundation repair - emergency work - doesn't require formal budget revision	1460	156 Willow Court	0.00	8,900.00	0.00	0.00	No Work to Date
	Replace ceiling tile at Comm. Building	1470	LS	0.00	3,000.00	0.00	0.00	No Work to Date - from CFP 2001
	Additional maintenance space	1470	LS	40,000.00	40,000.00	0.00	0.00	No Work to Date

The following items were added to this budget and do not constitute a formal budget revision

1. TCAC awarded Loudon Housing Authority the opportunity to have an additional worker under the Community Care Giver Program. \$4,000.00 was added to the VISTA budget line item.
2. Emergency work necessary due to sewer line collapse at TN64 -2.
3. Emergency work necessary to repair foundation at 156 Willow Court, TN64 -3.
4. TN64-2: Additional parking, landscaping, and office addition were brought from approved 5 -year plan (CFP 2001)
5. TN64-3: Landscaping, Ceiling tile replacement in office were brought from approved 5 -year plan (CFP 2001)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule								
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PHAName: LOUDONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgram#: TN37-PO64-501-02 CapitalFundProgramReplacementHousingFactor#:			FederalFYofGrant: 2002		
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuartEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06-30-2004			12-31-2005			
TN064-002	06-30-2004			12-31-2005			
TN064-003	06-30-2004			12-31-2005			

LOUDONHOUSINGAUTHORITY DECONCENTRATIONPOLICY

The Loudon 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 LHA 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 LHA will strive to insure that no individual development has a concentration of higher or lower income families. The LHA 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 LHA will affirmatively market public housing to all eligible income groups. If necessary, the LHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.