

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHA Name: South Carthage Housing Authority

PHA Number: TN072

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

PHA Plan Contact Information:

Name: Kurt O. E. Tschaepe

Phone: 615-452-1661

TDD: 615-452-5600

Email: gallhsg@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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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan continues to focus on physical rehabilitation as a primary objective. It is anticipated that this will remain the focus of the Agency's annual plan into the foreseeable future.

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.

None.

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? \$ 131,829

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

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

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

[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? \$ 0

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) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? Met with RAB on 09-17-2001; no comments received.

2. If yes, the comments are Attached at Attachment (File name)

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 _____.

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: Tennessee Housing Development Agency

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: Plan supported by endorsing letter.

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.

SUBSTANTIAL DEVIATION – DEFINITION

A modification to the Annual Plan shall be considered to be a substantial deviation from the Five Year Plan when the objectives set forth in such modification are in direct conflict with the objectives set forth in the Five Year Plan as those objectives pertain to resident admissions or the use of housing stock.

A. Substantial Deviation from the 5-year Plan:

None

B. Significant Amendment or Modification to the Annual Plan:

Additions or modifications to the Annual Plan, which are not in direct conflict with the above stated objectives, shall not be considered as substantial deviations. In such cases where a substantial deviation shall arise, the Agency shall explain the reasons for such deviation with the body of its Annual Plan, insuring full public process for the proposed plan. An amendment to the Annual Plan shall be considered significant if and only if it constitutes:

- (1). Such a substantial change in rent, admission policy, or waiting list organization as to be tantamount to a repudiation of existing policy, or
- (2). Such a change in this Agency's demolition or disposition policy as to result at a minimum in the loss of 10% of existing housing stock from this Agency's heretofore expressed housing mission.

No other modification to the Annual Plan shall be considered as a significant amendment to that plan.

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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	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
	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	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
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	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 checked="" 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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

Attachment B:

Annual Statement/Performance and Evaluation Report

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

PHA Name: Gallatin Housing Authority	Grant Type and Number Capital Fund Program: TN43PO7250103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	131,829			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	131,829			
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				

Attachment C: Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
72-001	John Gordon Homes	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost
Landscaping		1,000
Exterior storage buildings		42,000
Total estimated cost over next 5 years		43,000
		Planned Start Date (HA Fiscal Year)
		2004
		2004

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
72-002	Rewoda Heights	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost
Landscaping		15,000
Grading		20,000
Laundry facilities		2,500
Exterior storage buildings		133,000
Parking areas		100,000
Sewers		30,000
Gas lines		18,000
Administrative building space		5,000
Total estimated cost over next 5 years		323,500
		Planned Start Date (HA Fiscal Year)
		2004
		2004
		2006
		2006
		2003
		2004
		2004
		2007

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
72-003	Unnamed	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping	10,000	2004
Grading	10,000	2004
Sewers	22,000	2004
Rework postal shed	5,000	2007
Water heater drain pans/lines	4,500	2005
Parking areas	45,000	2003
Gas lines	20,000	2004
Total estimated cost over next 5 years	116,500	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Training assistance	10,000	On-going
Resident programs	15,000	On-going
Computer software/hardware upgrades	3,000	On-going
Total estimated cost over next 5 years	140,000	

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:

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

Elected

Appointed

C. The term of appointment is (include the date term expires):

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

the PHA is located in a State that 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:

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

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.)

Sandra Barrett
Gina Christian
Francine Donnell

Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

The Gallatin Housing Authority has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan, we engaged in the following:

The Housing Authority met informally with resident leaders from the scattered developments to discuss community concerns about housing. With respect to the Agency Plan specifically, residents met with administrative staff on October 7, 2002.

The following issues were discussed at the above-mentioned meetings:

- Discussed Five-Year Plan and Annual Plan and need to modify plans as a result of physical plans or management requirements that may arise from time to time.
- Discussed the balance that must be struck with regard to long term planning as it impacts programs and population served and issues that may require aggressive resolution. On the one hand, the need for a formal process with broad collaboration and on the other hand, a need to respond quickly without the benefit of extensive collaboration.

RAB members unanimously accepted GHA proposal without change.

Attachment G: Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Although PHAS results are yet forthcoming, it appears that this Agency should be evaluated as a high performing housing authority for calendar year 2002. As such, we have met one of this Agency's goals THREE (3) years ahead of schedule. Securing a six-month waiting list continues to remain problematic in view of the large number of low-end rental products to reach market in and around this Agency's area of operation. HUD goals of supporting quality of life, self-sufficiency and asset development, together with insuring access to housing for everyone continue to be the motivators for this Agency. Other objectives delineated in this Agency's five-year plan also continue to be pursued.

Attachment I
CFP Budget/Progress Report
 Part I: Summary
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0044 (Exp. 12/31/99)

HA Name: SOUTH CARTHAGE HOUSING AUTHORITY	Modernization Project Number TN43P07250101	FFY of Grant Approval 2001
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Original CIAP Budget	Revised CIAP Budget/Revision Number	Progress Report for Period Ending 9/30/02	Final Progress Report
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Line No.	Summary by Development Account	Total Funds Approved		Total Funds	
		Original	Revised	Obligated	Expended
1	Total Non-CIAP Funds				
2	1406 Operations (may not exceed 10% of line 16)	22,755		22,755	12,755
3	1408 Management Improvements	1,000		1,000	
4	1410 Administration	3,000		3,000	2,332
5	1415 Liquidated Damages				
6	1430 Fees & Costs	5,000			
7	1440 Site Acquisition				
8	1450 Site Improvements	50,813		12,188	14
9	1460 Dwelling Structures	56,187		48,957	48,957
10	1465.1 Dwelling Equipment - Nonexpendable				
11	1470 Nondwelling Structures				
12	1475 Nondwelling equipment				
13	1485 Demolition				
14	1495.1 Relocation Costs				
15	1498 Mod Used for Development				
16	Amount of CIAP Grant (Sum of lines 2-14)	138,755		84,900	64,058
17	Amount of line 16 Related to LBP Activities	-0-		-0-	-0-
18	Amount of line 16 Related to Security	22,326		22,326	22,326
19	Amount of line 16 Related to Section 504 Compliance	-0-		-0-	-0-
20	Amount of line 16 Related to Energy Conservation Measures	-0-		-0-	-0-

Signature of Executive Director and Date

X Kurt O.E. Tschaep, Executive Director

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date
X

CFP Budget/Progress Report
 Part II: Supporting Pages
 Capital Fund Program (CFP)

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

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
PHA-WIDE	<u>Operations</u>	1406	22,755			22,755	12,755
PHA-WIDE	<u>Management Improvements</u>	1408	1,000			1,000	
PHA-WIDE	<u>Administrative</u>	1410	3,000			3,000	2,332
PHA-WIDE	<u>Fees & Costs</u>	1430	5,000				
PHA-WIDE	<u>Site Improvement</u>	1450					
72-001	Sidewalk replacements		4,500			2,881	7
72-002	Sidewalk replacements		15,000			8,462	7
72-002	Off-street parking areas		26,313			845	
72-003	Sidewalk replacements		4,500				
72-003	Paint porch columns/dividers/fence		500				
	<u>Dwelling Structures</u>	1460					
72-001	Paint porch columns/dividers		500				
72-002	Structural problems (122 & 126 Duffy)		9,000			9,000	9,000
72-002	Paint porch columns/dividers		5,000				
72-002	Air Conditioning (continued)		17,361			17,361	17,361
72-003	Steel entry doors		18,946			18,946	18,946
72-003	Security screen doors		3,380			3,650	3,650
72-003	Paint porch columns/dividers		2,000				

CFP Budget/Progress Report
 Part III: Implementation Schedule
 Capital Fund Program (CFP)

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

Development Number	First Architect/Engineer Contract Award			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
PHA WIDE ALL Developments	N/A			3/31/2003			9/30/2004		

Attachment J
CFP Budget/Progress Report
 Part I: Summary
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0044 (Exp. 12/31/99)

HA Name: SOUTH CARTHAGE HOUSING AUTHORITY	Modernization Project Number TN43P07250102	FFY of Grant Approval 2002
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Original CIAP Budget	Revised CIAP Budget/Revision Number	Progress Report for Period Ending 9/30/02	Final Progress Report
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Line No.	Summary by Development Account	Total Funds Approved		Total Funds	
		Original	Revised	Obligated	Expended
1	Total Non-CIAP Funds				
2	1406 Operations (may not exceed 10% of line 16)	36,688		36,688	36,688
3	1408 Management Improvements				
4	1410 Administration	8,000		8,000	
5	1415 Liquidated Damages				
6	1430 Fees & Costs	18,000		64	64
7	1440 Site Acquisition				
8	1450 Site Improvements				
9	1460 Dwelling Structures	71,141			
10	1465.1 Dwelling Equipment - Nonexpendable				
11	1470 Nondwelling Structures				
12	1475 Nondwelling equipment				
13	1485 Demolition				
14	1495.1 Relocation Costs				
15	1498 Mod Used for Development				
16	Amount of CIAP Grant (Sum of lines 2-14)	131,829		44,752	36,752
17	Amount of line 16 Related to LBP Activities	-0-		-0-	-0-
18	Amount of line 16 Related to Security	-0-		-0-	-0-
19	Amount of line 16 Related to Section 504 Compliance	-0-		-0-	-0-
20	Amount of line 16 Related to Energy Conservation Measures	-0-		-0-	-0-

Signature of Executive Director and Date

X Kurt O.E. Tschaep, Executive Director

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date
X

CFP Budget/Progress Report
 Part II: Supporting Pages
 Capital Fund Program (CFP)

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

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
PHA-WIDE	<u>Operations</u>	1406	34,688			12,755	12,755
PHA-WIDE	<u>Administrative</u>	1410	8,000			4,500	
						3,000	18
PHA-WIDE	<u>Fees & Costs</u>	1430	18,000				
72-002 & 72-003	Off-street Parking	1450	71,141				

CFP Budget/Progress Report
 Part III: Implementation Schedule
 Capital Fund Program (CFP)

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

Development Number	First Architect/Engineer Contract Award			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
PHA WIDE ALL Developments	N/A			3/31/2004			9/30/2005		

Attachment K: RASS Follow-up Plan 2001

SAFETY

ISSUES RAISED

Bad lighting/poor resident screening/lack of crime prevention program

FOLLOW-UP

Some residents advocate more lighting, while others enjoy the lighting as it exists. Existing lighting is in accordance with the services provided by the Cities of South Carthage and Gordonsville, and is consistent from neighborhood to neighborhood. Furthermore, crime in this Agency's housing is no greater than crime in other neighborhoods in these communities. With respect to the issue of resident screening, this practice has been made more aggressive in the recent past and will continue to remain more aggressive. Old staff has been replaced. Replacement of staff and aggressive adherence to programs in place that have been successful at other sites should provide the same level of success at the South Carthage Housing Authority. Finally, with respect to a crime prevention program, this Agency is moving forward to establish a neighborhood watch program in the communities it serves. The program will be coordinated by the on-site manager and Gallatin Housing Authority's Resident Services Coordinator.

COMPLETION DATE

September 1, 2003

FUNDING SOURCE

Operating Budget

NEIGHBORHOOD APPEARANCE

ISSUES RAISED

Dissatisfaction with maintenance of parking areas/ dissatisfaction with noise within development/ dissatisfaction with trash and litter problem within developments

FOLLOW-UP

Virtually all parking areas are maintained by the local community and are outside the control of this Agency. Concerns have been communicated to the cities within our jurisdiction about trash in the street areas. Each of the cities in whose jurisdiction this Agency's programs

are operated, provide street services. Unfortunately, the services provided are not adequate to meet all needs. This will continue to be an ongoing problem. This Agency has for some time augmented city services with staff. This augmentation must be limited, however, in that providing personnel for this work takes away from their employment otherwise. With respect to the question of noise within housing, when complaints of this nature are brought to the attention of management, they are immediately addressed. This Agency will promulgate house rules regarding noise abatement past 9:00P.M., in an effort to further mediate what appears to be a pervasive problem. With respect to perceptions of trash and litter problems, this Agency will increase the tempo of site clean-ups in order to further minimize this expressed concern.

COMPLETION DATE

September 1, 2003

FUNDING SOURCE

Operating Budget