

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Tennessee Valley Regional Housing Authority

PHA Number: MS006

PHA Fiscal Year Beginning: 07/01/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1211
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1309

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: **Will apply for additional vouchers as the need arises.**
 - Reduce public housing vacancies: **Maintain vacancies under 3 %**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Score 90% or better on PHAS
 - Improve voucher management: (SEMAP score)
Score 90% or better on SEMAP

- Increase customer satisfaction:
Score ten points on RASS indicator of PHAS
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
TVRHA has an ongoing program of some renovation at all developments.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
Ongoing
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
Ongoing
- Implement public housing security improvements:
Ongoing
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
Through the FSS Program. Maintain at least 80 % or more of our mandatory FSS slots with at least 30% or more families with escrow balances.
- Provide or attract supportive services to improve assistance recipients' employability:
By working with TANF.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
 - Attachment A, Performance and Evaluation Report Capital Fund Program 2004
 - Attachment B, Performance and Evaluation Report Capital Fund Program 2003
 - Attachment C, Performance and Evaluation Report Capital Fund Program 2003 (2)
 - Attachment D, Initial Assessment of Voluntary Conversion of PH Developments
 - Attachment E, Homeownership Programs
 - Attachment F, Resident Advisory Board Comments

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	125		100%
Extremely low income <=30% AMI	81	65%	
Very low income (>30% but <=50% AMI)	32	26%	
Low income (>50% but <80% AMI)	12	9%	
Families with children	30	24%	
Elderly families	19	15%	
Families with Disabilities	38	31%	
Race/ethnicity #1	83	66%	
Race/ethnicity #2	42	34%	
Race/ethnicity Hisp.	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72	57%	
2 BR	27	22%	
3 BR	18	14%	
4 BR	2	2%	
5 BR	6	5%	
5+ BR	0	0	

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1489		100%
Extremely low income <=30% AMI	1072	72%	
Very low income (>30% but <=50% AMI)	339	23%	
Low income (>50% but <80% AMI)	78	5%	
Families with children	1094	74%	
Elderly families	51	4%	
Families with Disabilities	231	16%	
Race/ethnicity #1	261	18%	
Race/ethnicity #2	1228	82%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Vacant Public Housing units exist, including those that are off-line for modernization; therefore, Public Housing needs are apparently being met; although there are areas in our jurisdiction where additional affordable housing is needed for our Section 8 Program.

(1) Strategies

Need: Shortage of affordable housing for certain areas of our jurisdiction available to Section 8 participants.

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly. **A two (2) year extension, effective 2/28/04, of the approved plan was received 3/18/2004**
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Existing vacant units

2.Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	3,715,103.00	PH Operations & Service Coordination for Elderly & Disabled
b) Public Housing Capital Fund	2,700,000.00	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,855,747.00	
f) Resident Opportunity and Self-Sufficiency Grants (FSS Coordinator-Public Housing)	0.00	
g) Community Development Block Grant	0.00	
h) HOME	0.00	
Other Federal Grants (list below)		
FSS Coordinator-Section 8	26,163.00	Services to Assisted Families
New Construction	637,148.00	S8 Payments to Owners
Resident Participation	28,498.00	Resident Initiatives
2. Prior Year Federal Grants (unobligated funds only) (list below)	0.00	
3. Public Housing Dwelling Rental Income	1,658,128.00	PH Operations
4. Other income (list below)		
Retained Rental Income	28,507.00	PH Operations
Late Charges/Maintenance Charges	75,000.00	PH Operations
Interest	120,420.00	PH Operations
Non Dwelling Rent	9,000.00	PH Operations
4. Non-federal sources (list below)		
Total Non-Federal Grant Resources	1,891,055.00	PH Operations & Reserves
Total resources	13,853,714.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

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

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) **Credit references/Citizenship**

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

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

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

(2)Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? _____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? _____

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below) **To relocate resident closer to employment.**
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- (2) Households that contribute to meeting income goals (broad range of incomes)
- (1) Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- (3) Other preference(s) (list below)

Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity: **Upon request for information**
- Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)
PHA local offices, PHA development management offices and community centers.

(3) Search Time

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

If yes, state circumstances below:

1. **Extenuating circumstances such as hospitalization or family emergencies**
2. **Due to disability/accessibility requirements**
3. **The family has made reasonable efforts to locate a suitable unit**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): **Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced**

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

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

(1) Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans’ families

Residents who live and/or work in your jurisdiction

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

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

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

Victims of reprisals or hate crimes

(2) Other preference(s) (list below): **Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced**

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option: **For rent reductions**
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold): **\$2,080 Annually**
- Other (list below): **New family member enters home**

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
(select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)
Reflects Market

(2) Minimum Rent

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

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

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

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B. **See Attachments**

- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
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: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **15 Participants**

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- 1. TVRHA has established that the applicant must be a participant in or a graduate of the Family Self-Sufficiency Program**
- 2. On an average monthly basis, the estimate of the sum of the applicant's payment for Mortgage Principal and Interest, Insurance, Real Estate Taxes, Utilities, Maintenance, and other recurring costs is generally 30% of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance), will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.**

c. What actions will the PHA undertake to implement the program this year (list)?

TVRHA is publicizing Section 8 Home ownership opportunities to those receiving rental assistance through the Housing Authority.

(3) 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 of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). **Lift Inc. & Consumer Credit Counseling**
- Demonstrating that it has other relevant experience (list experience below).

TVRHA has successfully operated a Homeownership program since 1991 through the Resident Initiatives Program. To date, TVRHA has 184 total former Section 8 and Public Housing participants who have purchased homes. TVRHA also has staff experience in operating the Public Housing Turnkey III Homeownership program.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

The Housing Authority (HA) has completed comprehensive modernization programs on many of our housing units during 2004. The Housing Authority scored 95% overall on PHAS and 90 % on the Resident Service and Satisfaction Assessment. During 2004, the Housing Authority maintained a vacancy rate for Public Housing of less than (3) percent. This would indicate that the Housing Authority is meeting or exceeding the HUD goal of increasing the availability of decent, safe, affordable housing in good repair.

This Housing Authority is striving to improve the community quality of life and economic suitability by recruiting a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The HA has used a local preference system to select from applicants on the waiting list who have family incomes within adopted income ranges. This HA will also continue to implement security patrol as needed in our developments and enforce the Screening and Eviction Policy (Formerly "One Strike"). This HA has a HUD approved Elderly designated development.

This HA has met the HUD goal of Promoting self-sufficiency of families and individuals by enrolling 106% of it's mandatory FSS family slots with 35% of the FSS participants with escrow account balances. This HA has two full time & two part-time individuals serving as Community Service Coordinators who have implemented Section 512, Community Service & Self-Sufficiency requirement, of the Quality Housing & Work Responsibility Act of 1998.

B. Criteria for Substantial Deviations 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

“Substantial Deviation” of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

- b. Significant Amendment or Modification to the Annual Plan
“Significant Amendment or Modification” of the Annual Plan or 5-Year Plan is:
- i. **Changes to rent or admissions policies or organization of the waiting list; or**
 - ii. **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.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: **See Attachment F**

- b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below) **See Attachment F**

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No: **See Paragraph b**

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

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

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. 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):
On 11/20/2004, Congress passed the Omnibus Appropriations Bill for FFY2005 and said bill was signed by the President on 12/08/2004. Section 218 exempts Alaska, Iowa, and Mississippi from this requirement provided that a minimum of six residents of public housing or Section 8 Assistance provide advice and comments to the PHA. The Advisory Board shall meet no less than quarterly. TVRHA has twenty-one Resident Associations (Advisory Boards) that have had a total of 176 meetings between January

2004 and December 2004. Each Resident Association has a President, Vice President and Secretary.

Date of next term expiration of a governing board member: 4/30/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **County Board of Supervisors**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Mississippi

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

To provide decent, safe, and in good repair housing at an affordable cost, and without discrimination.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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 Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	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 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
X	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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 the Single Audit Act as implemented by OMB Circular A-133, the results of that audit	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and the PHA's response to any findings.	
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. Resident Association (Advisory Board) Information	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005	
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	\$425,000.00				
4	1410 Administration	\$270,000.00				
5	1411 Audit	\$1,000.00				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$130,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$10,000.00				
10	1460 Dwelling Structures	\$1,474,000.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$390,000.00				
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,700,000.00				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs	\$425,000.00				
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MS6-13				Original	Revised	Funds Obligated	Funds Expended	
West Hills	Site-repair/grading as necessary	1450	1	\$10,000.00				
Willow Terrace	Floors-replace as necessary	1460	80	\$109,000.00				
New Houlka	Bathrooms-repair/paint as necessary	1460	80	\$100,000.00				
Lakewood	Electrical-repair as necessary	1460	80	\$100,000.00				
Pinecrest	Exterior-painting/cleaning/shutters	1460	80	\$50,500.00				
Haven Acres	Kitchens-cabinet/ventahood	1460	80	\$100,000.00				
Meadowpark	Walls-repair/paint as necessary	1460	80	\$300,000.00				
Quinn Mattox	Doors-repair/paint as necessary	1460	80	\$50,000.00				
Jumpertown	Exterior Storage Buildings	1470	20	\$200,000.00				
Forrest Heights	Mechanical Systems-HVAC replacement	1460	85	\$300,000.00				
Fairgrounds Meadowview East Heights								
	Subtotal			\$1,319,500.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-16								
Fairgrounds	No Work Planned	1460	0	\$0.00				
	Subtotal			\$0.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-18								
Winter Street	Site	1450	0	\$0.00				
Harrell Street	Floors-replace as necessary	1460	4	\$5,000.00				
Wilemon	Bathrooms-repair/paint as necessary	1460	4	\$5,000.00				
Haven Acres	Electrical-repair as necessary	1460	4	\$5,000.00				
Coggin	Exterior-painting/cleaning/shutters	1460	100	\$47,500.00				
Sherphil	Kitchen-cabinets	1460	1	\$2,500.00				
Jumpertown	Walls-repair/paint as necessary	1460	4	\$24,000.00				
Parkview	Doors-replace as necessary	1460	1	\$1,000.00				
Eastgate	Exterior storage Buildings	1470	4	\$40,000.00				
Jack Yarber								
Ridgeland Terrace								
Westwood								
	Subtotal			\$129,500.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-19								
Meadowview Apts.	Site	1450	0	\$0.00				
	Floors-replace as necessary	1460	5	\$10,000.00				
	Bathrooms	1460	0					
	Electrical	1460	0					
	Exterior	1460	0					
	Kitchens	1460	0					
	Walls	1460	0					
	Doors	1460	0					
	Mechanical Systems-HVAC replacement	1460	30	\$75,000.00				
	Subtotal			\$85,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MS 6-20				Original	Revised	Funds Obligated	Funds Expended	
Parkview	Site	1450	0	\$0.00				
Eastgate	Floors-replace as necessary	1460	1	\$2,000.00				
Westwood	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00				
Jack Yarber	Electrical-repair as necessary	1460	1	\$1,000.00				
Winter Street	Exterior-painting/cleaning/shutters	1460	5	\$5,000.00				
Wilemon	Kitchens-cabinets/gas lines/venthood	1460	1	\$5,000.00				
Harrell Street	Walls-repair/paint as necessary	1460	1	\$9,000.00				
Haven Acres	Doors-repair/paint as necessary	1460	1	\$1,000.00				
Coggin	Exterior Storage Buildings	1470	5	\$50,000.00				
Sher-Phil								
Quinn Mattox								
	Subtotal			\$75,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MS 6-21				Original	Revised	Funds Obligated	Funds Expended	
Corinth Scattered Lots	Site	1450	0	\$0.00				
Winter Street	Floors-replace as necessary	1460	1	\$2,000.00				
Quinn Mattox	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00				
Sher-Phil	Electrical-repair as necessary	1460	1	\$1,000.00				
Parkview	Exterior-painting/cleaning/shutters	1460	5	\$5,000.00				
Pickwick Place	Kitchen-cabinets/gas lines/venthood	1460	1	\$5,000.00				
Byrum Property	Wall-repair/paint as necessary	1460	1	\$10,000.00				
Jacinto Heights	Doors-replace as necessary	1460	1	\$1,000.00				
Westwood	Exterior Storage Buildings	1470	5	\$50,000.00				
	Subtotal			\$75,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MS 6-22				Original	Revised	Funds Obligated	Funds Expended	
Corinth Scattered Lots	Site	1450	0	\$0.00				
Mildred Kay	Floors-replace as necessary	1460	1	\$2,000.00				
Coggin	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00				
Jumpertown	Electrical-repair as necessary	1460	1	\$1,000.00				
Amory Scattered Lots	Exterior	1460	0	\$0.00				
Pickwick Place	Kitchen-cabinets/gas lines/shutters	1460	1	\$5,000.00				
Jacinto Heights	Wall-repair/paint as necessary	1460	1	\$9,000.00				
Westwood	Doors	1460	1	\$1,000.00				
	Exterior Storage Buildings	1470	5	\$50,000.00				
	Subtotal			\$70,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide								
Management	Provide for continual resident	1408		\$425,000.00				
Improvements	And Property security at 11 sites and							
	Possible additional locations in the							
	Future. By reducing vandalism and							
	Keeping undesirables off TVRHA							
	Property, security assists with							
	Maintaining physical improvements.							
	The estimated cost is based on							
	TVRHA's Experience with its							
	Security Program for the past 10							
	Years.							
	Subtotal			\$425,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administrative Costs	1.Salaries	1410		\$190,000.00				
	2.Fringe Benefits	1410		\$64,000.00				
	3.Unemployment benefits	1410		\$11,000.00				
	Note: Above items are prorated Based on number of hours worked In the Capital Fund Program							
	4. Travel (Expense to attend training And meetings, etc.)	1410		\$2,000.00				
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)	1410		\$1,000.00				
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)	1410		\$2,000.00				
	Subtotal			\$270,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Audit	1. Annual (Audit of Capital Fund)	1411	1	\$1,000.00				
	Subtotal			\$1,000.00				
Fees & Costs	1. Architect (Kitchens, floors, walls Electrical etc.)	1430	1	\$129,000.00				
	2. Engineer	1430	1	\$1,000.00				
	Subtotal			\$130,000.00				
	GRAND TOTAL			\$2,700,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-11							
Fort Robinett	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13							
West Hills	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-14							
Hickory Terrace	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Oak Terrace							
Mimosa Terrace							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:					Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-15							
Highland Circle	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-16							
Fairground Apartments	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:			Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-19							
Meadowview Apartments	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:			Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20							
Parkview	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-13 West Hills Willow Terrace New Houlika	Annual Statement	\$889,000.00	\$829,000.00	\$939,520.00	\$1,094,000.00
Lakewood					
Pinecrest					
Haven Acres					
Meadowpark					
Quinn Mattox					
Jumpertown					
EastHeights					
Forest Heights					
Fairgrounds					
Meadowview					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-14 Hickory Terrace	Annual Statement	\$160,000.00	\$0.00	\$0.00	\$0.00
Oak Terrace					
Mimosa Terrace					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-18 Winter Street Harrell Street Wilemon	Annual Statement	\$185,000.00	\$240,000.00	\$202,760.00	\$360,000.00
Haven Acres					
Coggin					
Sher-Phil					
Jumpertown					
Parkview					
Eastgate					
Jack Yarber					
Ridgeland Terrace					
Westwood					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-20 Parkview Eastgate Westwood	Annual Statement	\$121,000.00	\$230,000.00	\$296,496.00	\$345,000.00
Jack Yarber					
Winter Street					
Wilemon					
Harrell Street					
Haven Acres					
Coggin					
Sher-Phil					
Quinn Mattox					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-21 Corinth Scattered Lots	Annual Statement	\$56,000.00	\$105,000.00	\$58,464.00	\$20,000.00
Winter Street					
Quinn Mattox					
Sher-Phil					
Parkview					
Pickwick Place					
Byram Property					
Jacinto Heights					
Westwood					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
MS 6-22 Corinth Scattered Lots	Annual Statement	\$18,000.00	\$135,000.00	\$41,760.00	\$20,000.00
Mildred Kay					
Coggin					
Jumpertown					
Amory Scattered Lots					
Jacinto Heights					
Westwood					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional 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: 10/2005 PHA FY: 06/2006	Work Statement for Year 3 FFY Grant: 10/2006 PHA FY: 06/2007	Work Statement for Year 4 FFY Grant: 10/2007 PHA FY: 06/2008	Work Statement for Year 5 FFY Grant: 10/2008 PHA FY: 06/2009
Physical Improvement Subtotal	Annual Statement	\$1,839,000.00	\$1,839,000.00	\$1,839,000.00	\$1,839,000.00
HA Wide Management Improvement					
Subtotal		\$460,000.00	\$460,000.00	\$460,000.00	\$460,000.00
Administrative Subtotal		\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00
Fees & Costs Subtotal		\$131,000.00	\$131,000.00	\$131,000.00	\$131,000.00
Total CFP Funds (Est.)		\$2,700,000.00	\$2,700,000.00	\$2,700,000.00	\$2,700,000.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2____ FFY Grant: 10/2005 PHA FY: 06/2006			Activities for Year: _3__ FFY Grant: 10/2006 PHA FY: 06/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MS 6-11			MS 6-11		
Annual Statement	Fort Robinett	Mechanical Systems (2)	\$25,000.00	Fort Robinett	No Work Planned	\$0.00
Total CFP Estimated Cost			\$25,000.00			\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_4___ FFY Grant:10/2007 PHA FY: 06/2008			Activities for Year: 5_ FFY Grant: 10/2008 PHA FY: 06/2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 6-11			MS 6-11		
Fort Robinett	No Work Planned	\$0.00	Fort Robinett	No Work Planned	\$0.00
Total CFP Estimated Cost		\$0.00			\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant:10/2007 PHA FY: 06/2008			Activities for Year: <u>5</u> FFY Grant: 10/2008 PHA FY: 06/2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 6-15			MS 6-15		
Highland Circle	No Work Planned	\$0.00	Highland Circle	No Work Planned	\$0.00
Total CFP Estimated Cost		\$0.00			\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2____ FFY Grant: 10/2005 PHA FY: 06/2006			Activities for Year: _3__ FFY Grant: 10/2006 PHA FY: 06/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MS 6-16			MS 6-16		
Annual	Fairgrounds Apts	No Work Planned	\$0.00	Fairgrounds Apts	No Work Planned	\$0.00
Statement						
Total CFP Estimated Cost			\$0.00			\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant:10/2007 PHA FY: 06/2008			Activities for Year: <u>5</u> FFY Grant: 10/2008 PHA FY: 06/2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 6-16			MS 6-16		
Fairgrounds Apts	No Work Planned	\$0.00	Fairgrounds Apts	No Work Planned	\$0.00
Total CFP Estimated Cost		\$0.00			\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant:10/2007 PHA FY: 06/2008			Activities for Year: <u>5</u> FFY Grant: 10/2008 PHA FY: 06/2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 6-17			MS 6-17		
Beasley Apts.	No Work Planned	\$0.00	Beasley Apts.	No Work Planned	\$0.00
Total CFP Estimated Cost		\$0.00			\$0.00

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004
<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: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$425,000.00	\$425,000.00		
4	1410 Administration	\$270,000.00	\$246,000.00		
5	1411 Audit	\$1,000.00	\$1,000.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$130,000.00	\$130,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$29,000.00	\$29,000.00		
10	1460 Dwelling Structures	\$1,455,000.00	\$1,285,000.00		
11	1465.1 Dwelling Equipment—Nonexp.				
12	1470 Nondwelling Structures	\$390,000.00	\$348,766.00		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,700,000.00	\$2,464,766.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2003-9/2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	\$425,000.00	\$425,000.00		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003-9/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS6-11								
Fort Robinett	Site-repair/grading as necessary	1450	1	\$5,000.00	\$5,000.00			
	Mechanical Systems	1460	1	\$7,000.00	\$7,000.00			
	Subtotal			\$12,000.00	\$12,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS6-13								
West Hills	Site-repair/grading as necessary	1450	40	\$20,000.00	\$20,000.00			
Willow Terrace	Floors-replace as necessary	1460	40	\$150,000.00	\$100,000.00			
New Houlika	Bathrooms-repair/paint as necessary	1460	40	\$50,000.00	\$50,000.00			
Lakewood	Electrical-repair as necessary	1460	40	\$50,000.00	\$50,000.00			
Pinecrest	Exterior-painting/cleaning/shutters	1460	50	\$46,500.00	\$46,500.00			
Haven Acres	Kitchens-cabinet/ventahood	1460	40	\$50,000.00	\$50,000.00			
Meadowpark	Walls-repair/paint as necessary	1460	40	\$124,000.00	\$104,000.00			
Quinn Mattox	Doors-repair/paint as necessary	1460	40	\$450,000.00	\$350,000.00			
Jumpertown	Exterior Storage Buildings	1470	10	\$30,000.00	\$30,000.00			
Forrest Heights								
Fairgrounds Meadowview East Heights	Subtotal			\$970,500.00	\$800,500.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003-9/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-16								
Fairgrounds	Site-No work planned	1450	0	\$0.00	\$0.00			
	Floors-replace as necessary	1460	60	\$10,000.00	\$10,000.00			
	Bathrooms-repair/paint as necessary	1460	60	\$10,000.00	\$10,000.00			
	Electrical-repair as necessary	1460	60	\$10,000.00	\$10,000.00			
	Exterior-painting/cleaning/shutters	1460	60	\$10,000.00	\$10,000.00			
	Kitchens-cabinet/venthood	1460	60	\$10,000.00	\$10,000.00			
	Walls-repair/paint as necessary	1460	60	\$220,000.00	\$220,000.00			
	Doors-repair/paint as necessary	1460	60	\$6,000.00	\$6,000.00			
	Subtotal:			\$276,000.00	\$276,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003-9/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-17								
Beasley Apts.	Site-repair/grading as necessary	1450	1	\$4,000.00	\$4,000.00			
	Floors-replace as necessary	1460	10	\$15,000.00	\$15,000.00			
	Bathrooms-No work planned	1460	0					
	Electrical-No work planned	1460	0					
	Exterior-No work planned	1460	0					
	Kitchen-No work planned	1460	0					
	Walls-No work planned	1460	0					
	Doors-No work planned	1460	0					
	Subtotal:			\$19,000.00	\$19,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-18								
Winter Street	Site-No work planned	1450	0	\$0.00	\$0.00			
Harrell Street	Floors-replace as necessary	1460	4	\$5,000.00	\$5,000.00			
Wilemon	Bathrooms-repair/paint as necessary	1460	4	\$5,000.00	\$5,000.00			
Haven Acres	Electrical-repair as necessary	1460	4	\$5,000.00	\$5,000.00			
Coggin	Exterior-painting/cleaning/shutters	1460	100	\$49,500.00	\$49,500.00			
Sherphil	Kitchen-No work planned	1460	0	\$0.00	\$0.00			
Jumpertown	Walls-repair/paint as necessary	1460	4	\$25,000.00	\$25,000.00			
Parkview	Doors-No work planned	1460	0	\$0.00	\$0.00			
Eastgate	Exterior Storage Buildings	1470	50	\$150,000.00	\$108,766.00			
Jack Yarber								
Ridgeland Terrace								
Westwood								
	Subtotal:			\$239,500.00	\$198,266.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-19								
Meadowview	Site-No work planned	1450	0					
Apartments	Floors-replace as necessary	1460	5	\$10,000.00	\$10,000.00			
	Bathrooms-No work planned	1460	0					
	Electrical-No work planned	1460	0					
	Exterior-No work planned	1460	0					
	Kitchens-No work planned	1460	0					
	Walls-No work planned	1460	0					
	Doors-No work planned	1460	0					
	Subtotal			\$10,000.00	\$10,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-20								
Parkview	Site-No work planned	1450	0					
Eastgate	Floors-No work planned	1460	0					
Westwood	Bathrooms-No work planned	1460	0					
Jack Yarber	Electrical-No work planned	1460	0					
Winter Street	Exterior-painting/cleaning/shutters	1460	25	\$25,000.00	\$25,000.00			
Wilemon	Kitchens-No work planned	1460	0					
Harrell Street	Walls-No work planned	1460	0					
Haven Acres	Doors-No work planned	1460	0					
Coggin	Exterior Storage Buildings	1470	50	\$150,000.00	\$150,000.00			
Sher-Phil								
Quinn Mattox								
	Subtotal			\$175,000.00	\$175,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-21								
Corinth Scattered Lots	Site-No work planned	1450						
Winter Street	Floors-No work planned	1460						
Quinn Mattox	Bathrooms-No work planned	1460						
Sher-Phil	Electrical-No work planned	1460						
Parkview	Exterior-painting/cleaning/shutters	1460	5	\$5,000.00	\$5,000.00			
Pickwick Place	Kitchen-cabinets/venthoods	1460						
Byrum Property	Walls-repair/paint as necessary	1460						
Jacinto Heights	Doors-No work planned	1460						
Westwood	Exterior Storage Buildings	1470	10	\$30,000.00	\$30,000.00			
	Subtotal			\$35,000.00	\$35,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003-9/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 6-22								
Corinth Scat. Lots	Site-No work planned	1450						
Mildred Kay	Floors-No work planned	1460						
Coggin	Bathrooms-No work planned	1460						
Jumpertown	Electrical-No work planned	1460						
Amory Scat. Lots	Exterior-painting/cleaning/shutters	1460	3	\$7,000.00	\$7,000.00			
Pickwick Place	Kitchen-No work planned	1460						
Jacinto Heights	Wall-No work planned	1460						
Westwood	Doors-No work planned	1460						
	Exterior Storage Buildings	1470	10	\$30,000.00	\$30,000.00			
	Subtotal			\$37,000.00	\$37,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003-9/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administrative Costs								
	1.Salaries	1410		\$190,000.00	\$166,000.00			
	2.Fringe Benefits	1410		\$64,000.00	\$64,000.00			
	3.Unemployment benefits	1410		\$11,000.00	\$11,000.00			
	Note: Above items are							
	prorated based on number of							
	hours worked in the Capital							
	Fund Program							
	4. Travel (Expense to attend training	1410		\$2,000.00	\$2,000.00			
	And meetings, etc.)							
	5. Advertisements (public hearings,	1410		\$1,000.00	\$1,000.00			
	Bids, contracts, closings, etc.							
	6. Legal (Review of contract	1410		\$2,000.00	\$2,000.00			
	Documents, assist with							
	Questionable bids, etc.)							
	Subtotal			\$270,000.00	\$246,000.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003-9/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Audit	1. Annual (Audit of Capital Fund)	1411		\$1,000.00	\$1,000.00			
	Subtotal			\$1,000.00	\$1,000.00			
Fees & Costs	1. Architect (Kitchens, floors, walls Electrical etc.)	1430		\$129,000.00	\$129,000.00			
	2. Engineer	1430		\$1,000.00	\$1,000.00			
	Subtotal			\$130,000.00	\$130,000.00			
	GRAND TOTAL			\$2,700,000.00	\$2,464,766.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:				Federal FY of Grant: 10/2003-9/2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13							
West Hills	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Willow Terrace							
New Houlka							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:	Federal FY of Grant: 10/2003-9/2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-14							
Hickory Terrace	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Oak Terrace							
Mimosa Terrace							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:				Federal FY of Grant: 10/2003-9/2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:				Federal FY of Grant: 10/2003-9/2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20							
Parkview	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:	Federal FY of Grant: 10/2003-9/2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program No: MS26P00650104 Replacement Housing Factor No:	Federal FY of Grant: 10/2003-9/2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 24 months from the date of the ACC	09/07/06		Within 48 months from the date of the ACC	09/07/08		Obligated within 24 months and expended within 48 months of execution of the ACC amendment. (09/07/04)
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

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: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2002– 9/2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <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	\$0.00				
3	1408 Management Improvements	\$426,000.00	\$426,000.00	\$426,000.00	\$139,642.23	
4	1410 Administration	\$235,000.00	\$213,000.00	\$213,000.00	\$151,865.51	
5	1411 Audit	\$1,000.00	\$1,000.00	\$1,000.00	\$1,490.00	
6	1415 Liquidated Damages	\$0.00				
7	1430 Fees and Costs	\$130,000.00	\$130,000.00	\$130,000.00	\$19,764.56	
8	1440 Site Acquisition	\$0.00				
9	1450 Site Improvement	\$87,000.00	\$87,000.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$1,637,000.00	\$1,275,365.00	\$1,275,365.00	\$728,817.64	
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$150,000.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$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	\$0.00	\$0.00			
18	1499 Development Activities	\$0.00	\$0.00			
19	1501 Collaterization or Debt Service	\$0.00	\$0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2002– 9/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	\$2,700,000.00	\$2,132,365.00	\$2,045,365.00	\$1,041,579.94
	Amount of line 21 Related to LBP Activities	\$0.00			
	Amount of line 21 Related to Section 504 compliance	\$ 0.00			
	Amount of line 21 Related to Security –Soft Costs	\$ 460,000.00	426,000.00	426,000.00	\$139,642.23
	Amount of Line 21 related to Security—Hard Costs	\$ 0.00			
	Amount of line 21 Related to Energy Conservation Measures	0.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2002-09/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-11	1. Walls-repair/repaint as necessary		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
Fort Robinett	2. Floors-replace as necessary		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
	3. Kitchens-cabinet/venthood		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
	4. Bathrooms-repair/paint as necessary		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
	5. Doors-repair/paint as necessary		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Electrical-repair as necessary		1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Exterior-painting/cleaning/shutters		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	8. Site-repair/grade as necessary		1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	9. Exterior Storage Buildings		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal								

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2002-09/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-13	1. Walls-repair/repaint as necessary		1460	50	\$266,920.00	\$257,920.00	\$257,920.00	\$242,741.00	
West Hills	2. Floors-replace as necessary		1460	50	\$50,000.00	\$45,000.00	\$45,000.00	\$43,815.89	
Willow Terrace	3. Kitchens-cabinet/venthood		1460	50	\$129,500.00	\$119,500.00	\$119,500.00	\$49,722.75	
New Houlika	4. Bathrooms-repair/paint as necessary		1460	50	\$50,000.00	\$70,000.00	\$70,000.00	\$66,197.00	
Lakewood	5. Doors-repair/paint as necessary		1460	50	\$25,000.00	\$30,000.00	\$30,000.00	\$29,231.00	
Pinecrest	6. Electrical-repair as necessary		1460	50	\$25,000.00	\$24,000.00	\$24,000.00	\$22,317.00	
Haven Acres	7. Exterior-painting/cleaning/shutters		1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$255.00	
Meadowpark	8. Site-repair/grade as necessary		1450	1	\$87,000.00	\$87,000.00	\$0.00	\$0.00	
Quinn Mattox	9. Exterior Storage Buildings		1460	20	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00	
Jumpertown	10. Mechanical Systems		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Forest Heights									
Fairgrounds									
Meadowview	Subtotal				\$674,420.00	\$674,420.00	\$587,420.00	\$454,279.64	
East Heights									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002-09/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-14	1. Walls-repair/repaint as necessary		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Hickory Terrace	2. Floors-replace as necessary		1460	0	\$0.00	\$2,000.00	\$2,000.00	\$1,800.00	
Oak Terrace	3. Kitchens-cabinet/venthood		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Mimosa Terrace	4. Bathrooms-repair/paint as necessary		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	5. Doors-repair/paint as necessary		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Electrical-repair as necessary		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Exterior-painting/cleaning/shutters		1460	1	\$50,000.00	\$48,000.00	\$48,000.00	\$4,372.00	
	8. Site-repair/grade as necessary		1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
	9. Exterior Storage Buildings		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal				\$50,000.00	\$50,000.00	\$50,000.00	\$6,172.00	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-18	1. Walls-repair/repaint as necessary		1460	30	\$252,500.00	\$68,000.00	\$68,000.00	\$32,222.09	
Winter Street	2. Floors-replace as necessary		1460	30	\$20,000.00	\$20,000.00	\$20,000.00	\$8,200.71	
Harrell Street	3. Kitchens-cabinet/venthood		1460	30	\$71,500.00	\$51,000.00	\$51,000.00	\$10,641.18	
Wilemon	4. Bathrooms-repair/paint as necessary		1460	30	\$20,000.00	\$20,000.00	\$20,000.00	\$11,228.02	
Haven Acres	5. Doors-repair/paint as necessary		1460	30	\$10,000.00	\$30,000.00	\$30,000.00	\$25,204.41	
Coggin	6. Electrical-repair as necessary		1460	30	\$10,000.00	\$5,000.00	\$5,000.00	\$3,868.26	
SherPhil	7. Exterior-painting/cleaning/shutters		1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$89.43	
Jumpertown	8. Mechanical Systems		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Parkview									
Eastgate									
Jack Yarber	Subtotal				\$ 385,000.00	\$195,000.00	\$195,000.00	\$91,454.10	
Ridgeland Terrace									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-20	1. Walls-repair/repaint as necessary		1460	23	\$ 253,400.00	\$61,765.00	\$61,765.00	\$55,363.99	
Parkview	2. Floors-replace as necessary		1460	23	\$ 15,000.00	\$20,000.00	\$20,000.00	\$15,246.81	
Eastgate	3. Kitchens-cabinet/venthood		1460	23	\$ 47,600.00	\$28,600.00	\$28,600.00	\$20,314.98	
Westwood	4. Bathrooms-repair/paint as necessary		1460	23	\$ 15,000.00	\$25,000.00	\$25,000.00	\$20,026.22	
Jack Yarber	5. Doors-repair/paint as necessary		1460	23	\$ 7,000.00	\$54,000.00	\$54,000.00	\$48,117.51	
Winter Street	6. Electrical-repair as necessary		1460	23	\$ 7,000.00	\$8,000.00	\$8,000.00	\$7,384.86	
Wilemon	7. Exterior-painting/cleaning/shutters		1460	1	\$ 1,000.00	\$1,000.00	\$1,000.00	\$170.73	
Harrell Street	8. Exterior Storage Buildings		1460	25	\$100,580.00	\$100,580.00	\$100,580.00	\$0.00	
Haven Acres	9. Mechanical Systems		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Coggin									
Sher-Phil									
Quinn Mattox									
	Subtotal				\$ 446,580.00	\$298,945.00	\$298,945.00	\$166,625.10	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-21	1. Walls-repair/repaint as necessary		1460	5	\$ 48,600.00	\$47,000.00	\$47,000.00	\$3,402.92	
Corinth Scattered Lots	2. Floors-replace as necessary		1460	5	\$ 5,000.00	\$5,000.00	\$5,000.00	\$819.48	
Winter Street	3. Kitchens-cabinet/venthood		1460	5	\$ 6,400.00	\$6,000.00	\$6,000.00	\$1,289.84	
Quinn Mattox	4. Bathrooms-repair/paint as necessary		1460	5	\$ 5,000.00	\$5,000.00	\$5,000.00	\$1,239.76	
Sher-Phil	5. Doors-repair/paint as necessary		1460	5	\$ 500.00	\$2,500.00	\$2,500.00	\$3,055.08	
Parkview	6. Electrical-repair as necessary		1460	5	\$ 500.00	\$500.00	\$500.00	\$468.88	
Pickwick Place	7. Exterior-painting/cleaning/shutters		1460	1	\$ 1,000.00	\$1,000.00	\$1,000.00	\$10.84	
Byrum Property	8. Exterior Storage Buildings		1460	10	\$51,000.00	\$51,000.00	\$51,000.00	\$0.00	
Jacinto Heights	9. Mechanical Systems		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Westwood									
	Subtotal				\$ 118,000.00	\$118,000.00	\$118,000.00	\$10,286.80	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MS 6-22	1. Walls-repair/repaint as necessary	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Corinth Scattered	2. Floors-replace as necessary	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Lots	3. Kitchens-cabinet/venthood	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Mildred Kay	4. Bathrooms-repair/paint as necessary	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Coggin	5. Doors-repair/paint as necessary	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Jumpertown	6. Electrical-repair as necessary	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Amory Scattered	7. Exterior-painting/cleaning/shutters	1460	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
Lots	8. Exterior Storage Buildings	1460	5	\$19,000.00	\$19,000.00	\$19,000.00	\$0.00		
Jacinto Heights									
Westwood	Subtotal			\$ 26,000.00	\$26,000.00	\$26,000.00	\$0.00		

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Administrative Costs	1. Salaries	1410		\$172,000.00	\$150,000.00	\$150,000.00	\$118,823.49		
	2. Fringe Benefits	1410		\$47,000.00	\$47,000.00	\$47,000.00	\$33,042.02		
	3. Unemployment benefits	1410		\$11,000.00	\$11,000.00	\$11,000.00			
	Note: above items are prorated Based on number of hours worked In the Capital Fund Program								
	4. Travel (expense to attend training, Meetings, etc.)	1410		\$2,000.00	\$2,000.00	\$2,000.00	\$0.00		
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)	1410		\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)	1410		\$2,000.00	\$2,000.00	\$2,000.00	\$0.00		
	Subtotal			\$235,000.00	\$213,000.00	\$213,000.00	\$151,865.51		

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002 - 9/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Audit	1. Annual (Audit of Capital Fund)		1411		\$ 1,000.00	\$1,000.00	\$1,000.00	\$1,490.00	
	Subtotal				\$ 1,000.00	\$1,000.00	\$1,000.00	\$1,490.00	
Fees & Costs	1. Architect (kitchens, floors Walls, electrical, etc.)		1430		\$ 129,000.00	\$129,000.00	\$129,000.00	\$19,764.56	
	2. Engineer		1430		\$ 1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Subtotal				\$ 130,000.00	\$130,000.00	\$130,000.00	\$19,764.56	
	GRAND TOTAL				\$2,700,000.00	\$2,132,365.00	\$2,045,365.00	\$1,041,579.94	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13 West Hills	Within 24 months from the date of the ACC	09/17/05		Within 48 months from the date of the ACC	09/17/07		Obligated within 24 months and expended within 48 months of the ACC amendment effective date (09/17/03).
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC	09/17/05		Within 48 months from the date of the ACC	09/17/07		Obligated within 24 months and expended within 48 months of the ACC amendment effective date (09/17/03).
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20 Parkview	Within 24 months from the date of the ACC	09/17/05		Within 48 months from the date of the ACC	09/17/07		Obligated within 24 months and expended within 48 months of the ACC amendment effective date (09/17/03).
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:				Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC	09/17/05		Within 48 months from the date of the ACC	09/17/07		Obligated within 24 months and expended within 48 months of the ACC amendment effective date (09/17/03).
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650103 Replacement Housing Factor No:					Federal FY of Grant: 10/2002 - 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MS 6-22								
Corinth Scattered Lots	Within 24 months from the date of the ACC	09/17/05		Within 48 months from the date of the ACC	09/17/07		Obligated within 24 months and expended within 48 months of the ACC amendment effective date (09/17/03).	
Mildred Kay								
Coggin								
Jumpertown								
Amory Scattered Lots								
Jacinto Heights								
Westwood								

Attachment C

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2002– 9/2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2004 <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	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$334,974.00	\$134,974.00	\$134,974.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$90,000.00	\$290,000.00	\$290,000.00	\$67,619.14
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2002– 9/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities	\$0.00			
19	1501 Collaterization or Debt Service	\$0.00			
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	\$424,974.00	\$424,974.00	\$424,974.00	\$67,619.14
	Amount of line 21 Related to LBP Activities	\$0.00			
	Amount of line 21 Related to Section 504 compliance	\$0.00			
	Amount of line 21 Related to Security –Soft Costs	\$0.00			
	Amount of Line 21 related to Security—Hard Costs	\$0.00			
	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2002-09/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-13	1. Walls-repair/repaint as necessary		1460	28	\$223,000.00	\$100,000.00			
West Hills	2. Floors-replace as necessary		1460	10	\$30,000.00	\$10,000.00			
Willow Terrace	3. Kitchens-cabinet/venthood		1460	2	\$10,000.00	\$5,000.00			
New Houlka	4. Bathrooms-repair/repaint as necessary		1460	5	\$5,000.00	\$5,000.00			
Lakewood	5. Doors-repair/repaint as necessary		1460	50	\$60,000.00	\$10,000.00			
Pinecrest	6. Electrical-repair as necessary		1460	5	\$5,000.00	\$3,000.00			
Haven Acres	7. Exterior-painting/cleaning/shutters		1460	1	\$1,974.00	\$1,974.00			
Meadowpark	8. HVAC Units in Community Center		1470	3	\$30,000.00	\$36,000.00	\$36,000.00	\$35,609.14	
Quinn Mattox	9. Exterior Storage Buildings		1470	20	\$60,000.00	\$254,000.00	\$254,000.00	\$32,010.00	
Jumpertown									
Forest Heights	Subtotal:				\$424,974.00	\$424,974.00	\$290,000.00	\$67,619.14	
Fairgrounds									
Meadowview									
East Heights									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-18									
Winter Street	No Work Planned				\$ 0.00				
Harrell Street	Subtotal:				\$ 0.00				
Wilemon									
Haven Acres									
Coggin									
SherPhil									
Jumpertown									
Parkview									
Eastgate									
Jack Yarber									
Ridgeland Terrace									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-20	No Work Planned				\$ 0.00				
Parkview	Subtotal:				\$ 0.00				
Eastgate									
Westwood									
Jack Yarber									
Winter Street									
Wilemon									
Harrell Street									
Haven Acres									
Coggin									
Sher-Phil									
Quinn Mattox									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-21	No Work Planned				\$ 0.00				
Corinth Scattered	Subtotal:				\$ 0.00				
Lots									
Winter Street									
Quinn Mattox									
Sher-Phil									
Parkview									
Pickwick Place									
Byrum Property									
Jacinto Heights									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
MS 6-22	No Work Planned				\$ 0.00				
Corinth Scattered	Subtotal:				\$0.00				
Lots									
Mildred Kay									
Coggin									
Jumpertown									
Amory Scattered									
Lots									
Jacinto Heights									
Westwood									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
HA Wide	No Work Planned				\$ 0.00				
Management	Subtotal:				\$ 0.00				
Improvements									

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Administrative Costs	1. Salaries				\$ 0.00				
	2. Fringe Benefits				\$ 0.00				
	3. Unemployment benefits				\$ 0.00				
	Note: above items are prorated Based on number of hours worked In the Capital Fund Program								
	4. Travel (expense to attend training, Meetings, etc.)				\$ 0.00				
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)				\$ 0.00				
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)				\$ 0.00				
	Subtotal				\$ 0.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2001 - 9/20023			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Audit	1. Annual (Audit of Capital Fund)				\$ 0.00				
	Subtotal				\$ 0.00				
Fees & Costs	1. Architect (kitchens, floors Walls, electrical, etc.)				\$ 0.00				
	2. Engineer				\$ 0.00				
	Subtotal				\$ 0.00				
	GRAND TOTAL				\$424, 974.00	\$424,974.00	\$290,000.00	\$67,619.14	

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650203 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/20023	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13							
West Hills	Within 24 months from the date of the ACC	2/13/06		Within 48 months from the date of the ACC	2/13/08		Obligated within 24 months and expended within 48 months of the ACC amendment effective date. (2/13/04)
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650203 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/20023	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC	2/13/06		Within 48 months from the date of the ACC	2/13/08		Obligated within 24 months and expended within 48 months of the ACC amendment effective date. (2/13/04)
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650203 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/20023	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20 Parkview	Within 24 months from the date of the ACC	2/13/06		Within 48 months from the date of the ACC	2/13/08		Obligated within 24 months and expended within 48 months of the ACC amendment effective date. (2/13/04)
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650203 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/20023	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC	2/13/06		Within 48 months from the date of the ACC	2/13/08		Obligated within 24 months and expended within 48 months of the ACC amendment effective date. (2/13/04)
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650203 Replacement Housing Factor No:				Federal FY of Grant: 10/2001 - 9/20023	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 24 months from the date of the ACC	2/13/06		Within 48 months from the date of the ACC	2/13/08		Obligated within 24 months and expended within 48 months of the ACC amendment effective date. (2/13/04)
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

Attachment D

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Thirty-six (36)
- 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) project, MS6-11, Fort Robinett (50 units), occupancy by elderly only.
- c. How many Assessments were conducted for the PHA's covered developments? One (1)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Attachment D-1

INITIAL ASSESSMENT OF VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENT

PHA: Tennessee Valley Regional Housing Authority(TVRHA)

Exemption: The PHA must conduct a required initial assessment once for each of its developments, unless:

- The development is subject to required conversion under 24 CFR part 971;
- The development is the subject of an application for demolition or disposition that has not been disapproved by HUD
- A Hope VI revitalization grant has been awarded for the development;
- The development is designated for occupancy by the elderly and/ or persons with disabilities;
Project MS 6-11, Fort Robinett (50 Units), Occupancy by elderly only.
- or
- Not applicable

Certification: The PHA hereby certifies that it has:

- Reviewed the development's operation as public housing;
- Considered the implications of converting the public housing to tenant based assistance; and
- Concluded that conversion of the development may be:
 - Appropriate because removal would meet the necessary conditions for voluntary conversion as follows:
 - The conversion will not be more expensive than continuing to operate the development or portion of it as public housing;
 - The conversion will principally benefit the residents of the public housing development to be converted and the community; and
 - The conversion will not adversely affect the availability of affordable housing in the community.
 - Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion as described above.

Reasons for the Assessment: Required per 24 CFR 972 dtd June 22, 2001, Voluntary Conversion of Developments From Public Housing Stock; Required Initial Assessments; Final Rule.

Certified by:

Thomas M. Coleman
Executive Director

Date: September 11, 2001

Attachment E

Homeownership Programs

Section 8 Homeownership

On June 17, 2003, the TVRHA Board of Commissioners approved the Section 8 Homeownership Plan, and efforts are continuing to implement the program. TVRHA is continuing to work with Section 8 participants who are interested in homeownership, and is also working with the Mississippi Home of Your Own and the Institute for Disability Studies, to obtain down payment assistance for disabled participants. Since January 1, 2004, eleven (11) former participants in the Section 8 program have purchased homes.

TVRHA is also working with LIFT, Inc., and with Alcorn County Board of Supervisors to try to obtain down payment assistance through HUD's HOME PROGRAM that could be used by either disabled or non-disabled participants, and we are working with Rural Development and local banks to enlist support for financing loans for participants. Lift will also provide Homeownership Counseling.

Finally, TVRHA is working with Consumer Credit Counseling to provide financial counseling to Section 8 recipients who need to resolve past credit issues, in order to obtain mortgage assistance.

Section 32 Homeownership

During the TVRHA's Board of Commissioners meeting held on February 21, 2004, the Board proposed that the Section 32 Plan be discontinued because there are not enough qualified participants to justify preparing a Section 32 Homeownership plan application to be submitted to the Special Applications Center. See Attachment E of the 2004 Agency Plan.

Attachment F

Resident Advisory Board Comments Received on TVRHA's Agency Plan

The following is a list of comments received during the resident meetings and TVRHA's responses regarding the Agency Plan.

- 1. Pinecrest residents expressed the need for security and more street lights in their subdivision. Security is not justified, at this time, for Pinecrest subdivision. The residents were instructed to contact their local power association concerning additional street lights.**
- 2. New Houlka residents requested that some of the capital funding be spent on storm doors for their homes. TVRHA will not install storm doors. Storm doors are not energy efficient or cost effective.**
- 3. Sher-Phil residents requested new shutters for their homes. TVRHA is scheduled to begin putting new shutters on the homes at Sher-Phil in 2005.**
- 4. Sher-Phil residents requested venthoods with fire extinguishers. TVRHA will install venthoods with fire extinguishers for Sher-Phil when additional funds become available.**