

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

PHA Plan

Annual Plan for Fiscal Year 2005

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

PHA Plan Agency Identification

PHA Name: *Metropolitan Development and Housing Agency*

PHA Number: *TN 37 P005*

PHA Fiscal Year Beginning: *10/2005*

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other: *Section 8 Rental Assistance Office*

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)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

For the year ended September 30, 2004, MDHA earned a score of 90 on the Public Housing Assessment System (PHAS) and a score of 100 on the Section 8 Management Assessment Program (SEMAP). These scores continue to give MDHA its High Performer status on these two major housing programs, a distinction MDHA has enjoyed since the inception of these evaluation systems. Given the history of strong management performance, little change is being proposed in this year's Annual Plan.

It should be noted that MDHA developed its initial 5-year plan in 2000. However, it developed a new 5-year plan in 2001, covering the years 2001 through 2005. The next 5-year plan will be developed in 2006.

MDHA has one HOPE VI grant (Vine Hill Homes) completed and well into operation. A second grant (Preston Taylor Homes) is essentially complete and the final phase of rental units was being occupied in June of 2005; this grant is expected to be closed out prior to September 30, 2005. A third project (Sam Levy Homes) is well into reconstruction, with the first phase of new rental units being occupied in July of 2005. A fourth project (John Henry Hale Homes) has been approved and the relocation of all residents should be complete by the time this Plan goes into effect.

MDHA had previously adopted the "one strike and you're out" policies for applicant screening and lease enforcement in both the public housing and the Section 8 programs. In the year just ended, 127 applicants were denied admission and another 86 tenants were evicted from public housing under this policy. Twenty-one residents were terminated from Section 8 assistance under this policy.

It is anticipated that 2005 will be a difficult budget year for both public housing and Section 8. In public housing, we anticipate 89% of our PFS formula for the Operating Fund for the October through December of 2005, and even lower funding for the balance of the year. The Capital Fund may be reduced as much as 10% this year. In Section 8, reduced funding (both number of units being funded and the average funding per voucher) is forcing MDHA to restrict new admissions to those households able to shoulder a significant portion of their housing expenses (i.e., those who are elderly, disabled, or have a stable work history).

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY 2005 Capital Fund Program Annual Statement

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

Optional Attachments:

- K PHA Management Organizational Chart
- L FY 2005 Capital Fund Program 5 Year Action Plan
- M Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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 <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	<i>Local Preference Determination Form</i>	
X	<i>Criminal History Records Check Request Form</i>	
X	<i>Board Resolution Adopting Public Housing Minimum Rent</i>	
X	<i>Apartment Lease for Public Housing</i>	
X	<i>Lease Addendum: Pets in Family Developments</i>	
X	<i>Housing Market Analysis for Nashville-Davidson County</i>	
X	<i>MDHA Capitalization Policy (Finance)</i>	
X	<i>MDHA Check Signing Policy (Finance)</i>	
X	<i>Employee Personnel Policy</i>	
X	<i>Employee Safety Manual</i>	
X	<i>Bloodborne Disease Plan</i>	
X	<i>Procurement Policy</i>	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	23,595	4	3	3	2	3	5
Income >30% but <=50% of AMI	15,768	5	5	3	2	3	4
Income >50% but <80% of AMI	24,853	4	4	2	2	3	3
Elderly	9,666	4	4	2	4	2	2
Families with Disabilities	12,329	3	5	2	4	2	2
White	43,025	2	2	2	2	3	2
African-American	16,632	4	3	3	2	3	3
Hispanic	2,954	4	4	3	2	3	4
Other Ethnic	1,605	3	3	3	2	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 (Note: Overall needs in rows 1 through 3 in the above table are based on the 2005 Consolidated Plan data)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (Note: Overall needs in the remaining rows are based on 2000 Census data)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List (As of March 1, 2005)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	2,369		716
Extremely low income <=30% AMI	1,705	72%	
Very low income (>30% but <=50% AMI)	569	24%	
Low income (>50% but <80% AMI)	95	4%	
Families with children	2,037	86%	
Single non-elderly	142	6%	
Elderly families	3	0.1%	
Families with Disabilities	166	7%	
White	166	7%	
African-American	2,179	92%	
Other Ethnic	24	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>Since July of 2004</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes (<i>Individuals with Disabilities, HOPE VI displaces, and Mainstream applicants</i>)			

Housing Needs of Families on the Waiting List (As of March 1, 2005)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			

Housing Needs of Families on the Waiting List (As of March 1, 2005)			
	# of families	% of total families	Annual Turnover
Waiting list total	631		1,037
Extremely low income <=30% AMI	472	75%	
Very low income (>30% but <=50% AMI)	110	17%	
Low income (>50% but <80% AMI)	49	8%	
Families with children	371	59%	
Single non-elderly	178	28%	
Elderly families	6	1%	
Near elderly	19	3%	
Families with Disabilities	57	9%	
White	71	11%	
Black	557	88%	
Asian-Pacific	2	0.3%	
Other ethnicity	2	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	281	44%	
2 BR	211	33%	
3 BR	121	19%	
4 BR	15	2%	
5 BR	3	0.5%	
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (As of March 1, 2005)

Housing Needs of Families on the Waiting List

(As of March 1, 2005)

Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Vine Hill Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	179		22
Extremely low income <=30% AMI	94	52%	
Very low income (>30% but <=50% AMI)	48	27%	
Low income (>50% but <80% AMI)	28	16%	
Other income	9	5%	
Families with children	152	85%	
Single non-elderly	16	9%	
Elderly families	2	1%	
Families with Disabilities	9	5%	
White	11	6%	
Black	163	91%	
Other ethnicity	5	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38	21%	
2 BR	77	43%	
3 BR	64	36%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>Since March 2003</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes <i>Victims of domestic violence</i>			

Housing Needs of Families on the Waiting List <i>(As of March 1, 2005)</i>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Historic Preston Taylor			
	# of families	% of total families	Annual Turnover
Waiting list total	434		21
Extremely low income <=30% AMI	238	55%	
Very low income (>30% but <=50% AMI)	145	33.5%	
Low income (>50% but <80% AMI)	47	11%	
Other income	4	1%	
Families with children	327	75%	
Single non-elderly	40	9%	
Elderly families	8	2%	
Families with Disabilities	59	14%	
White	7	2%	
Black	427	98%	
Other ethnicity	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	205	47%	
2 BR	106	24%	
3 BR	39	9%	
4 BR	65	15%	
5 BR	19	4%	
5+ BR			

Housing Needs of Families on the Waiting List

(As of March 1, 2005)

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? *Since December 2004*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes *Former Preston Taylor residents*

Housing Needs of Families on the Waiting List <i>(As of March 1, 2005)</i>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: Sam Levy Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	339		Not applicable
Extremely low income <=30% AMI	163	48%	
Very low income (>30% but <=50% AMI)	129	38%	
Low income (>50% but <80% AMI)	43	13%	
Other income	4	1%	
Families with children	296	87%	
Single non-elderly	8	2%	
Elderly families	12	4%	
Families with Disabilities	23	7%	
White	21	6%	
Black	313	92%	
Other ethnicity	5	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	40	12%	
2 BR	123	36%	
3 BR	121	36%	
4 BR	46	14%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-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
- 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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2005 grants)		
a) Public Housing Operating Fund	18,477,000	
b) Public Housing Capital Fund	9,000,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	31,626,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	56,277	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) HOPE VI (Sam Levy)	0	
b) HOPE VI (John Henry Hale)	15,000,000	
c) 2004 Capital Fund	3,000,000	
d) Capital Fund (RHF)	1,418,816	
3. Public Housing Dwelling Rental Income	8,200,000	
4. Other income (list below)		
a) Investment Income	375,000	
b) Miscellaneous Income	1,000,000	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	88,153,093	

Because this financial resources statement was based on very preliminary funding estimates (before the FFY 2006 budget was under serious consideration), we specifically reserve the right to change this statement based on later, more accurate information; such changes would not be considered as significant changes in this Plan.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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): *Eligibility established at application time.*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping *(based on previous landlord reports)*
- Other (describe) *Record check of former MDHA residents.*

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

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

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

On items d and e, such record checks are not requested on all applicants but

only on those who indicate on their application that they have an out-of-state record.

(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 (*for Vine Hill, Preston Taylor, and Sam Levy HOPE VI sites*)
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (*for HOPE VI sites only*)
- Other (list below)

c. 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? 3

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? 1 (*Sam Levy*)

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *Community-wide and any of the HOPE VI sites*

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: *Only one offer is made at the HOPE VI sites.*

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

c. Preferences

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

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

Former Federal preferences:

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
J. C. Napier
Tony Sudekum
James A. Cayce

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

James A. Cayce	682	(Below 85%)	Use lower flat rents to entice more working households and elderly/disabled to accept units here
J. C. Napier	434	Below 85%	Offer one month free rent to working households or those with projected rents of \$150 or more who agree to move here
Tony Sudekum Homes	428	Below 85%	Use lower flat rents to entice more working households and elderly/disabled to accept units here
John Henry Hale Homes	454	Below 85%	Development being vacated for HOPE VI
Scattered Sites	360	(iv) C: configuration promotes income deconcentration; also, at \$13,264, it is well below the FY 2005 3-person Extremely Low Income limit of \$16,650	N/A
Parkway Terrace	122	Above 115%	With an average income of only \$10,355, it is decidedly extremely low income limit of \$16,650
New Vine Hill	136	Exempt under 903.2(b)(2)(v)	N/A
Historic Preston Taylor	277	903.2(c)(1)(iv) B: specifically authorized strategy under HOPE VI program	N/A

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
Record checks for c and d only if applicant indicates out-of-state criminal record.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (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) *Section 8 Administrative Office, 620 Dew Street.*

(3) Search Time

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

If yes, state circumstances below: *Based on a request from the Voucher holder, MDHA may grant an extension of the applicant demonstrated serious efforts to find a unit that could pass HQS inspection during the initial 60 day period.*

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing (*Cases referred by the Metro Codes Department*)
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements. *This has been the case thus far; if the applicant pool does not ensure adequate targeting on its own, MDHA would establish preferences within income tiers. Given the current pattern of Section 8 funding (funding per voucher based on some past funding level), MDHA may also establish income tiers and/or bedroom allocations in order to be able to actually utilize the number of vouchers allocated.*

(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) *Notification to social welfare agencies and service providers*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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
- 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)_____
- Other (list below) *When there is a change in the composition of the household*

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR (*Except higher percentages for 3 and 4 bedroom units*)

However, given the reductions in HUD's average funding for our HAPs, while FMRs are being increased, we will likely reduce our payment standard this year to less than 100%

- 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) *To avoid reducing rents in contracted units when the HUD determined FMRs were reduced.*

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

- Annually (*When the FMRs are revised by HUD*)
- 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)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (*Attachment K*)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing (includes HOPE VI market-rate units)	5,492	1,037
Section 8 Vouchers	5,335	716
Section 8 Mod Rehab	297	110
Special Purpose Section 8 Certificates/Vouchers (<i>Shelter Plus Care</i>)	207	60
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Housing Management Manual; Comprehensive Maintenance Plan

(2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below) *Section 8 Administrative Office, 620 Dew Street*

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name: *Vine Hill Homes*
2. Development (project) number: *TN 37 P005 037*
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan Underway
 - Activities completed and grant closed out

1. Development name: *Preston Taylor Homes*
2. Development (project) number: *TN 37 P005 038 and 039*
3. 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 (*to be closed out by 9/30/2005*)

1. Development name: *Sam Levy Homes*
2. Development (project) number: *TN 37 P005 042*
3. 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

1. Development name: *John Henry Hale Homes*
2. Development (project) number: *TN 37 P005 006*
3. 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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) 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: *The revitalization plans for Sam Levy Homes and for John Henry Hale Homes will each involve market rate units to be financed in part with bank loans; there will be no ACC units per se with mixed finance. It is possible that MDHA will leverage some of its Replacement Housing Factor Capital Funds with a bank loan in order to develop more units at one time.*

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: <i>John Henry Hale Homes</i>
1b. Development (project) number: <i>TN 37 P005 006</i>
2. Activity type: Demolition <input checked="" type="checkbox"/>

Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> (<i>Pending environmental</i>) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <u>(March 3, 2005)</u>
5. Number of units affected: 489
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>August 1, 2005</i> b. Projected end date of activity: <i>January 21, 2006</i>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description

1a. Development names: <i>Edgefield Manor, I.W. Gernert, Carleen Waller Manor</i>
1b. Development (project) numbers: <i>TN 3-13, TN 4-14, TN 5-28A</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted , or planned for submission: <i>(Jan 10, 2005)</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <i>Renewal of plan initiated in 1995</i> <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>440</i>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development names: <i>Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers</i>
1b. Development (project) numbers: <i>TN 5-19, TN 5-28B, TN 5-20, TN 5-21, TN 5-24</i>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted , or planned for submission: <i>(Jan 10, 2005)</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <i>(Renewal of plan initiated in 1995)</i> <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: <i>801</i>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below: *Either active in the Family Self-Sufficiency program or currently paying \$300 or more in monthly rent.*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? *March 2, 2004*

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

Public housing rent determination policies

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Services for the Elderly and Disabled (help with government benefits, promote independent living, referral to other service providers, etc.</i>	850	<i>Elderly and disabled</i>	<i>Central Office</i>	<i>Public Housing</i>
<i>Economic Development-self sufficiency: training and employment program providing supportive services such as child care and transportation</i>	150	<i>Sam Levy, Vine Hill, Preston Taylor, Sudekum, and Napier Homes</i>	<i>Enterprise Zone, Central Office, Preston Taylor</i>	<i>Public Housing</i>
<i>Walgreen’s Cashier Training</i>	60	<i>PH Residents</i>	<i>Central Office</i>	<i>Public Housing</i>
<i>Jobs & Skills for Health Care</i>	22	<i>Residents of Sam Levy and Preston Taylor Homes</i>	<i>Preston Taylor, St. Thomas Health Center</i>	<i>Public Housing</i>
<i>Job Readiness</i>	25	<i>Residents of Preston Taylor</i>	<i>Preston Taylor and Greater Nashville Black Chamber</i>	<i>Public Housing</i>
<i>Entrepreneurial</i>	25	<i>Residents of</i>	<i>EGT, Inc., Kids, Inc.</i>	<i>Public Housing</i>

<i>Training/Business Development</i>		<i>Preston Taylor and Vine Hill</i>		
<i>Adult Basic Education/ GED/ ESL</i>	35	<i>Residents of Preston Taylor, John Henry Hale, and Vine Hill</i>	<i>Metro Schools and One room Drop In School</i>	<i>Public Housing</i>
<i>Tutoring/Youth Mentoring</i>	60	<i>Residents of Preston Taylor</i>	<i>Preston Taylor Ministries Schools (One Room Drop In School)</i>	<i>Public Housing</i>
<i>Youth Job Readiness and Development</i>	50	<i>Public Hosuing Youth (age 18-21)</i>	<i>Youth Work Central Office</i>	<i>Public Housing</i>
<i>Comprehensive Family Health Care</i>	100	<i>Residents of Preston Taylor, Hadley Park Towers, Madison Towers, and Vine Hill</i>	<i>,St. Thomas Clinic, Metro General hospital, Vanderbilt Clinic, Nashville Health Corps, TSU School of Dentistry</i>	<i>Public Housing</i>
<i>Homeownership Counseling</i>	50	<i>Residents of Preston Taylor, Sam Levy, and other Public Housing</i>	<i>Woodbine Community Organization, Residential Resources, CCSI</i>	<i>Public housing</i>
<i>Employment Counseling</i>	150	<i>Residents of John Henry Haler, Sam Levy, Napier, and Sudekum</i>	<i>HOPE VI Office, Central Office, NCAC, , St Thomas</i>	<i>Public Housing</i>
<i>Job Fair</i>	500	<i>Residents of Public Housing</i>	<i>Central Office</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: March 111, 2005)
Public Housing	0	30
Section 8	72	110

b.(Not applicable) If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) *Continuing contract with Metro Police Department for a Special Task Force of officers assigned exclusively to public housing and for undercover operations as needed; also, the enforcement of the one-strike policies for applicants and residents.*

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below) *MDHA Security staff attend monthly meeting with police*

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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



14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) "M"
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary. *However, we are considering the recommendations of the Section 8 RAB in regard to applicants who enter the Section 8 program as working households and then quit their jobs, or who have very limited income to begin with, since HUD funding will not permit us to continue serving these clients as we have in the past. We will consider their recommendations particularly if Congress enacts something like the proposed State and Local Housing Flexibility Act, which would give us broader discretion in structuring our assistance.*
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: *Metropolitan Nashville and Davidson County*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

Note: MDHA prepares both the Consolidated Plan and the Agency Plan

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) *See actions and programs directed to Affordable Housing Priority Needs #1, 2, and 3 as described on pages 67 through 69 of the Consolidated Plan and the Public Housing Strategy described on pages 91 through 94.*
- Other: (list below)

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

D. Other Information Required by HUD

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

Responses to Issues Identified in Resident Survey

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

Security

MDHA will continue to utilize a Special Task Force to target problem areas and to address complaints received by the Agency. A new video-camera monitoring system has been tested and has now been installed at each of our high-rises; the multiple high-resolution images enable MDHA security and management staff to identify residents who allow unauthorized access to others or who engage in other acts detrimental to security. These systems have enabled us to discontinue the use of roving private security guards. The Agency's Security staff go to all new-resident orientations to discuss security and general measures to increase resident safety; they also attend Resident Association meetings and coordinate activities of the Special Task Force. They have recently begun attendance at the weekly intelligence meetings of the Metropolitan Police Department. Residents receive safety booklets that outline crime prevention programs. Hotline numbers are routinely posted on bulletin boards. Additional safety tips are printed in the resident newsletter, the "Horizon."

Communication

Customer service is stressed at the monthly meetings of housing managers. Jerry Seay with help from the Human Resources Department provides semi-annual customer service training for all Housing Management staff. A customer service form has been developed that gives ongoing feedback on the quality of customer service residents are receiving. This allows management to better address issues as they occur rather than waiting for the annual survey

Neighborhood Appearance

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

MDHA Definition of Significant Amendments and Substantial Deviations/Modifications to the Plan

MDHA has adopted the “safe harbor” working definition for significant amendments and substantial deviations/modifications to the Plan as they were contained in Notice PIH 99-51, with the exception of the reference to the obsolete PHDEP Plan. The definition will include the following:

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

MDHA would not consider changes in program funding levels (differences between estimated grant amounts and actual allocations), decisions whether or not to apply for additional discretionary grants, or initiation of changes in administrative policies which would not go into effect until a subsequent Plan year to be substantial deviations of modifications.

Proposed Use of Retained Increase in Public Housing Rental Income

Due to local rental incentive policies enacted previously to encourage increases in earned income of public housing residents, the projected increase in rental income that can be retained by MDHA and used for specified resident services is expected to be \$85,304. In consultation with our residents, we intend to allocate these revenues to the cost of security provided through the police Special Task Force.

Attachment A

Deconcentration Admissions Policy

The Resolution quoted below was adopted by the MDHA Board of Commissioners on April 12, 2005, updating the policy it had adopted in April of 2004. The current policy reflects the final HUD regulations on deconcentration which became effective September 5, 2002 and the staff's year 2004 update to the analysis of the average incomes of our family developments as required under those final regulations.

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

Whereas, that policy has been revised each Spring in conjunction with the preparations of the annual Agency Plan to reflect changes in HUD regulations and in the average household incomes in the Agency's family developments; and

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

Whereas, James A. Cayce, J. C. Napier, Tony Sudekum, and John Henry Hale Homes were found to have average household incomes below the Established Income Range as defined in those regulations; and

Whereas, John Henry Hale Homes is being vacated for a HOPE VI program; now therefore be it

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, that flat rents for James A. Cayce, Tony Sudekum and J. C. Napier Homes shall remain lower than those of most other family developments as a strategy to entice higher income families to locate and remain at those developments; and

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

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

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	
PHA-Wide	Operations	1406	L.S.	500,000				
PHA-Wide	Staff Training	1408	L.S.	25,000				
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	89,989				
PHA-Wide	Model Housekeeping Program	1408	L.S.	24,747				
PHA-Wide	Special Police Task Force	1408	L.S.	472,443				
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	105,287				
PHA-Wide	Data Processing Software & Training	1408	L.S.	200,000				
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	200,000				
PHA-Wide	Central Maintenance Equipment	1475	L.S.	75,000				
PHA-Wide	Administrative	1410	L.S.	500,000				
PHA-Wide	Fees & Costs	1430	L.S.	300,000				
PHA-WIDE	Replacement Ranges & Refrigerators	1465.1	L.S.	753,860				
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000				
TN037P00502 J. C. Napier	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	703,674				
	Continued Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	58 Bldgs.	3,715,000				
	Lead Paint Abatement	1460	L.S.	285,000				
TN037P005022 Parkway Terrace	Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	3 Bldgs.	680,000				
	Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	L.S.	100,000				
	Lead Paint Abatement	1460	L.S.	220,000				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550105			Federal FY of Grant: 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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	800,000			
19	1502 Contingency				
X X	Amount of Annual Grant:	800,000			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	500,000	700,000	700,000	500,000
3	1408 Management Improvements Soft Costs	890,833	928,468	715,723	176,369
	Management Improvements Hard Costs				
4	1410 Administration	500,000	500,000	500,000	275,053
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000	300,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	525,000	525,000		
10	1460 Dwelling Structures	5,913,816	5,926,181		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	150,000	150,000		
13	1475 Nondwelling Equipment	275,000	225,000	225,000	42,338
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	50,000		
18	1499 Development Activities				
19	1502 Contingency				
XX	Amount of Annual Grant:	9,304,649	9,304,649	2,140,723	993,760
	Amount of line XX Related to LBP Activities	340,000	340,000		
	Amount of line XX Related to Aection 504 compliance	330,458	330,458		
	Amount of lineXX Related to Security - Soft Costs	555,510	555,510		
	Amount of line XX Related to Security - Hard Costs	200,000	200,000		
	Amount of line XX Related to Energy Conservation Measures	1,250,000	1,250,000		
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	
PHA-Wide	Operations	1406	L.S.	500,000	700,000	700,000	500,000	
PHA-Wide	Staff Training	1408	L.S.	25,000	25,000	2,891	2,891	
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	86,528	86,528	8,075	8,075	
PHA-Wide	Model Housekeeping Program	1408	L.S.	23,795	23,795			
PHA-Wide	Special Police Task Force	1408	L.S.	454,272	491,907	491,907	151,214	
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	101,238	101,238	14,190	14,190	
PHA-Wide	Data Processing Software & Training	1408	L.S.	200,000	200,000	200,000		
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	200,000	225,000	225,000	42,338	
PHA-Wide	Central Maintenance Equipment	1475	L.S.	75,000	25,000			
PHA-Wide	Administrative	1410	L.S.	500,000	500,000	500,000	275,053	
PHA-Wide	Fees & Costs	1430	L.S.	500,000	300,000			
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	50,000			
TN037P00504 James Cayce	Exterior Roor Replacement, Gutter & D.S. Repairs	1460	31 Bldgs.	325,000	325,000			
TN037P00507 Sam Levy Homes	Supplement HOPE VI Construction Of New Units In Accordance w/ Application	1460	L.S.	1,000,000	0			Moved to 2002
TN037P005022 Parkway Terrace	Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	525,000	525,000			
	Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	24 Bldgs.	4,248,816	5,261,181			
	Renovate Management Bldg.	1470	L.S.	150,000	150,000			
	Lead Paint Abatement	1460	L.S.	340,000	340,000			

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550104			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	820,994	820,994		
19	1502 Contingency				
X X	Amount of Annual Grant:	820,994	820,994		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No:TN43P00550203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,713,351	1,713,351	1,713,351	
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	1,713,351	1,713,351	1,713,351	
	Amount of line XX Related to LBP Activities	110,000	84,000	84,000	
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs	75,000	110,600	110,600	
	Amount of line XX Related to Energy Conservation Measures	122,500	122,500	122,500	
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No:TN43P00550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-05 <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	450,000	550,000	550,000	450,000
3	1408 Management Improvements Soft Costs	865,224	896,350	877,044	869,322
	Management Improvements Hard Costs				
4	1410 Administration	500,000	565,467	565,467	565,467
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	700,000	600,000	600,000	127,286
8	1440 Site Acquisition				
9	1450 Site Improvement	164,776	288,699	288,699	
10	1460 Dwelling Structures	5,289,260	4,925,983	3,149,719	308,830
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	0	127,761	127,761	
13	1475 Nondwelling Equipment	275,000	340,000	340,000	194,127
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	70,000	20,000		
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,314,260	8,314,260	6,498,690	2,515,032
	Amount of line XX Related to LBP Activities	290,000	290,000		
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs	534,144	556,512	556,512	556,512
	Amount of line XX Related to Security - Hard Costs	156,000	221,103	221,103	
	Amount of line XX Related to Energy Conservation Measures	480,000	480,000	480,000	
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

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

Part II: Supporting Pages

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P00502 J.C. Napier	Phase II Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	288,699	288,699	288,699		
TN037P00502 J.C. Napier	Phase II Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs(total remaining bldgs.	1460	57 Units	3,444,260	4,327,153	2,550,889		
	Lead Paint Abatement	1460	57 Units	290,000	290,000	290,000		
	Management Building Renovation	1470	L.S.	180,000	127,761	127,761		Moved portion from 2001
TN037P00503 Edgehill Homes	Replace Roofs	1460	36 Bldgs.	242,000	308,830	308,830	308,830	
TN037P00507 Sam Levy Homes	Supplement HOPE VI Construction Of New Units In Accordance w/ Application	1460	L.S.	1,000,000	0			Moved 2002
TN037P005020 Madison Towers	Security System Improvements	1460	L.S.	0	0			Moved 2002
TN037P005022 Parkway Terrace	Exterior renovations, walks, railings, fencing, clothes line poles, utility work and grounds refurbishment.	1450	L.S.	0	0			Moved to 2004
	Interior renovation and minor exterior work including finishes, flooring, wall finishes, doors, kitchens, baths, plumbing, electrical, hvac, window renovations .	1460	6 Bldgs.	0	0			

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550103			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2003</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	282,753	282,753		
19	1502 Contingency				
	Amount of Annual Grant:	282,753	282,753		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No:TN43P00550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input 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 checked="" 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	444,280	444,280	444,280	444,280
3	1408 Management Improvements Soft Costs	840,102	850,953	850,953	850,953
	Management Improvements Hard Costs				
4	1410 Administration	500,000	500,000	500,000	500,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	549,900	557,380	557,380	557,380
8	1440 Site Acquisition				
9	1450 Site Improvement	68,760	76,660	76,660	76,660
10	1460 Dwelling Structures	6,622,808	6,506,027	6,506,027	6,506,027
11	1465.1 Dwelling Equipment - Nonexpendable	556,017	555,993	555,993	555,993
12	1470 Nondwelling Structures	250,000	388,298	388,298	388,298
13	1475 Nondwelling Equipment	526,316	514,721	514,721	514,721
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	13,871	13,871	13,871
18	1499 Development Activities				
19	1502 Contingency				
XX	Amount of Annual Grant:	10,408,183	10,408,183	10,408,183	10,408,183
	Amount of line XX Related to LBP Activities	136,250	136,250	136,250	136,250
	Amount of line XX Related to Aection 504 compliance	93,750	93,750	93,750	93,750
	Amount of lineXX Related to Security - Soft Costs	420,000	522,484	522,484	522,484
	Amount of line XX Related to Security - Hard Costs	365,000	2,081,239	2,081,279	2,081,239
	Amount of line XX Related to Energy Conservation Measures	3,482,000	2,404,847	2,404,847	2,404,847
	Collateralization Expenses or Debt Service				

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

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P005001 James Cayce Homes	Administrative building window replacement, cover exterior wood trim and code improvements.	1470	L.S.	250,000	388,298	388,298	388,298	
TN037P005002 J.C. Napier Homes	Phase II Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, exterior doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	10 Units	2,624,207	642,341	642,341	642,341	Moved 10 units from 2003 to 2002.
	Phase I Renovation of Development completion of work.	1460	L.S.	73,318	32,340	32,340	32,340	Moved from 2000
TN037P005004 James Cayce Homes	Development Window Replacement & Partial Storm Door Replacement	1460	31 Buildings	1,044,749	1,044,749	1,044,749	1,044,749	
TN037P005006 John Henry Hale	Additional Fencing	1450	L.S.	48,060	48,060	48,060	48,060	
TN037P005007 Sam Levy Homes	Supplement HOPE VI Construction Of New Units In Accordance w/ Application	1460	L.S.	0	2,000,000	2,000,000	2,000,000	Moved from 2003 & 2004 to close 2002
TN037P005013 Edgefield Manor	New security system improvements and monitoring	1460	L.S.	170,000	94,806	94,806	94,806	
TN037P005014 I.W. Gernert Homes	New security system improvements for exterior gates and control fencing. Requested by residents in conjunction with 1460 improvements.	1450	L.S.	20,700	20,700	20,700	20,700	
	New security system improvements and monitoring	1460	L.S.	160,000	100,017	100,017	100,017	
TN037P005016 Cumberland View	Site improvements	1450	L.S.	0	7,900	7,900	7,900	To complete project
	Interior renovation and minor exterior work including finishes, flooring, wall finishes, doors, kitchens, baths, plumbing, electrical, hvac, window renovations	1460	L.S.	1,646,952	1,731,308	1,731,308	1,731,308	

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	9/04	9/04	9/04	9/06	6/05	6/05	
TN037P005001 James Cayce Homes	9/04	12/03	12/03	9/06	6/05	6/05	
TN037P005002 J.C. Napier	9/04	9/02	9/02	9/06	6/05	6/05	Moved Portion of Work Items From 2003 to 2002
TN037P005004 James Cayce Homes	9/04	12/03	12/03	9/06	9/04	9/04	
TN037P005006 John Henry Hale	9/04	9/03	9/03	9/06	3/04	3/04	
TN037P005013 Edgefield Manor	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005014 I.W. Gernert Homes	9/04	9/04	3/04	9/06	9/04	9/04	
TN037P005016 Cumberland View	3/02	3/02	3/02	9/06	9/04	9/04	
TN037P005019 Hadley Park Towers	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005021 Parthenon Towers	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005022 Parkway Terrace	9/04	Deleted	Moved to 2004	9/06	Deleted	Moved to 2004	
TN037P005024 Vine Hill Towers	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005025 Scattered Sites	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005028 Carleen B. Waller	9/04	9/04	12/03	9/06	3/04	3/04	
TN037P005030 Scattered Sites	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005031 Scattered Sites	9/04	3/04	3/04	9/06	9/04	9/04	
TN037P005032 Scattered Sites	9/04	3/04	3/04	9/06	9/04	9/04	

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550102			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2002</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		17,097	17,097	17,097
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	353,964	336,867		
19	1502 Contingency				
	Amount of Annual Grant:	353,964	353,964	17,097	17,097
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment C

Assessment of Site-Based Waiting List Development Demographic Changes

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

The demographic assessment for Vine Hill is based on some 192 households residing there in 1998 (before the relocation of remaining residents and the total demolition of the site) and occupancy in late 2000 (immediately after the retenanting) and again in March of 2002, 2003, 2004 and 2005:

	1998	2000	March 02	March 03	March 04	March 05
Total Households	192	133	133	133	136	136
Percentage White Households	30%	10%	9%	9.7%	9%	8.21%
Percentage Black Households	70%	90%	91%	90.3%	91%	91.79%
Percentage on SS on SSI	15%	31%	32%	27%	28%	23%
Percentage Male Residents	35%	30%	32%	37%	36%	36%
Percentage Female Residents	65%	70%	68%	63%	64%	64%
Average Income	\$7,202	\$15,185	\$16,183	\$17,020	\$17,075	\$17,080
Percentage of Households Employed	38%	81%	82%	82%	90%	91%

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

	2000	March 03	March 04	March 05
Total Households	533	180	231	274
Percentage White Households	1%	1%	1%	1%
Percentage Black Households	97%	99%	99%	99%
Percentage Other Ethnic	2%	0%	0%	0%
Percentage on SS on SSI	59%	43%	43%	40.5%
Percentage Male Residents	10%	5%	10%	33%
Percentage Female Residents	90%	95%	90%	67%
Average Income	\$7,921	\$14,737	\$15,504	\$13,833
Percentage of Households Employed	41%	93%	84%	81%

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

Attachment D

Section 8 Homeownership Capacity Statement

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

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

Notwithstanding the regulatory requirement for this capacity statement, MDHA considers itself qualified to administer this program by evidence of the February 29, 2000 approval from HUD for it to commence a Section 8 Homeownership Demonstration Program and the fact that, in the 48 months subsequent to receipt of that approval, MDHA's program had already succeeded in having 68 of its participants close their home purchases.

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

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

Determination of Exemption

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

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

Options for Satisfying the Requirement

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

Attachment F Pet Policy

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

GENERAL GUIDELINES

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

Attachment G

Progress in Meeting 5-Year Plan Mission and Goals

This statement of progress is being prepared as MDHA is about 3/4ths through the term of its five year plan (October 2001 through September 2006). The Agency has made significant progress toward its stated goals. With 500 incremental rental vouchers planned over the five years, we have already received 868 (many of which are targeted for households with disabilities, for Family Reunification, or other special populations); we will be applying for more, both as Fair Share vouchers and as replacement units for HOPE VI units which are not being rebuilt. The Vine Hill HOPE VI program has been closed out. At Preston Taylor Homes, the 550 obsolete units have been demolished and replaced with 306 attractive new units. Our third HOPE VI (Sam Levy) has been demolished and rebuilding is underway, with initial occupancy scheduled for July of 2005. A fourth HOPE VI project (John Henry Hale) has been approved and relocation began in February of 2005; demolition is scheduled to begin in August of 2005.

On the Public Housing Assessment System ("PHAS"), the Agency received an overall score of xx% for the year ended September 30, 2004, making it a very solid High Performer once again; the slight reduction in the score was because our financial position was "too strong" compared to HUD's peer group rankings. On the Physical Inspection component of PHAS, we received a score of 89% (before any adjustments for neighborhood conditions); no development scored lower than 65%, and more than half scored in the 90s. Our SEMAP score for this period was 100%, as it had been in the preceding year.

Modernization at J. C. Napier Homes is in its final phase, and modernization at Cumberland View has been completed. Modernization at Parkway Terrace, which will be the first to incorporate high efficiency geothermal heat pumps, will begin in the fall of 2005.

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

The Section 8 Homeownership Program continues at a brisk pace. With an annual goal of 18 new homebuyers, 82 have already closed and many more are either shopping for a home or are in the mortgage approval stage; there are 125 currently in the active participant pipeline.

To expand choices for Section 8 rental participants, we had set a goal of involving 50 new owners for the period of the 5-year plan; 270 new owners have begun participation thus far. Our referral list of available properties highlights new tax credit developments

in outlying areas as well as owners who have rental properties available in non-impacted areas.

Attachment H

Resident Membership on the PHA Governing Board

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

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

Mary Southall Term expiring July 1, 2007

Leslie Watkins Term expiring July 1, 2008

Attachment I

Membership of the Resident Advisory Boards

MDHA utilized two Resident Advisory Boards for the development of the Year 2004 Agency Plan. One represented resident of public housing and the other represented Section 8 participants.

Public Housing Resident Advisory Board

- Ms. Leslie Watkins, Resident Board Member and President of Neighborhood Housing Resident Association
- Mr. Joel Tinnon, President of I.W. Gernert Resident Association
- Ms. Gayle Fleming, President of John Henry Hale Resident Association
- Ms Lena Stewart, President of Edgefield Manor Resident Association
- Ms. Lorene Fenton, Chaplain of Andrew Jackson Homes Resident Association
- Janeen Holt, President of Preston Taylor Homes Resident Association (Representing HOPE VI sites)

Section 8 Resident Advisory Board

- Dimple Simpson, 922 11th Avenue, North, Nashville, TN 37208
- Rosa Lyons, 891 Douglas Avenue, Nashville TN 37206
- Hattie Long, 1726-A 17th Avenue North, Nashville, TN 37208
- Elizabetha Howse, 418-A Westchester Avenue, Madison, TN 37115
- Dorothy Whitsey, 2200 Zermatt Avenue, Nashville, TN 37211
- Phyllis Blakely, 3229 Woodstock Drive, Nashville, TN 37207
- Yolanda Pillow, 1104 Meadow Creek Circle, Nashville, TN 37207
- Deborah Dixon, 455 Swiss Ave. #215, Nashville, TN 37211
- Anita Stratton, 1207 Ireland Street, Nashville, TN 37208
- Vester Person, 1709 10th Avenue North, Nashville, TN 37208
- Christian Rhodes, 5174 Hilson Road, Nashville, TN 37211
- Venlon C. McMurry, 1501 Underwood Street, Nashville, TN 37208
- Valerie Granderson, 923 Locklayer Street, Nashville, TN 37208
-

Attachment J

Component 10 (B) Voluntary Conversion Initial Assessments

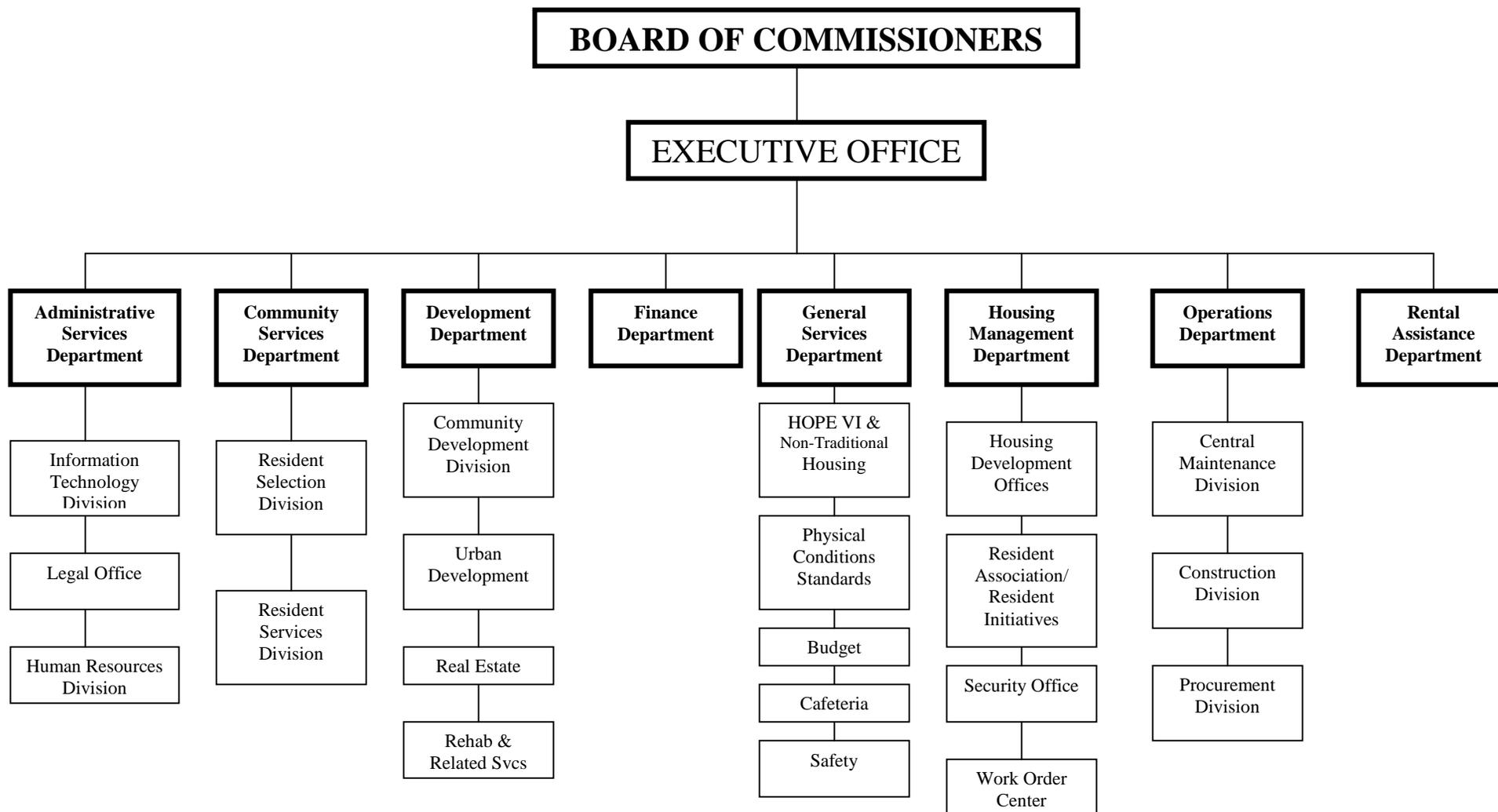
- a. How many of the PHA's developments are subject to the Required Initial Assessments? *Twelve: James A. Cayce Homes, J.C. Napier Homes, Edgehill Homes, Tony Sudekum Homes, John Henry Hale Homes, Sam Levy Homes, Cheatham Place, Andrew Jackson Courts, Cumberland View, Parkway Terrace, Scattered Sites, and Vine Hill HOPE VI.*
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? *Seven: Edgefield Manor, I. W. Gernert, Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers, and Carleen Batson Waller Manor.*
- c. How many Assessments were conducted for the PHA's covered developments? *Seven*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

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

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

ATTACHMENT K
ORGANIZATIONAL CHART

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



Attachment L: Capital Fund Five Year Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Metropolitan Development and Housing Agency		<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: 2006 FFY Grant: 2006	Work Statement for Year 3 FFY Grant: 2007 FFY Grant: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
PHA-WIDE	Annual Statement	2,720,165	2,786,805	2,837,395	2,890,506
TN037P00502 J.C. Napier		2,200,000			
TN037P00507 Sam Levy Homes					
TN037P00513 Edgefield Manor		2,614,375	1,745,355		
TN037P00514 I.W. Gernert Homes		2,465,460	2,180,000		
TN037P00519 Hadley Park Towers				1,928,195	
TN037P00520 Madison Towers			3,287,840		
TN037P00521 Parthenon Towers				5,234,410	2,419,010
TN037P00524 Vine Hill Towers					4,690,484
CFP Funds Listed for 5-year planning		10,000,000	10,000,000	10,000,000	10,000,000
Replacement Housing Factor Funds		800,000	800,000	800,000	800,000

Attachment I: Capital Fund Five Year Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Operations	500,000	PHA-WIDE	Operations	500,000
	PHA-WIDE	Management Improvements	945,165	PHA-WIDE	Management Improvements	1,011,805
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	DP Hardware	200,000	PHA-WIDE	DP Hardware	200,000
	PHA-WIDE	Fees & Costs	500,000	PHA-WIDE	Fees & Costs	500,000
	PHA-WIDE	Central Maint. Equip.	75,000	PHA-WIDE	Central Maint. Equip.	75,000
Annual	TN037P00502 J.C. Napier	Phase II Continued Dev. Renovations	2,200,000	TN037P00513 Edgefield Manor	Interior Renovations	1,745,355
	TN037P00513 Edgefield Manor	Interior Renovations	2,614,375	TN037P00514 I.W. Gernert	Interior Renovations	2,180,000
	TN037P00514 I.W. Gernert	Interior Renovations, Windows & Roofing	2,465,460	TN037P00520 Madison Towers	Interior Renovations	3,287,840
Statement	Scattered Sites	Build New Duplexes	800,000	Scattered Sites	Build New Duplexes	800,000
Total CFP Estimated Costs			\$ 10,800,000	\$ 10,800,000		

Attachment I: Capital Fund Five Year Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Operations	500,000	PHA-WIDE	Operations	500,000
	PHA-WIDE	Management Improvements	1,062,395	PHA-WIDE	Management Improvements	1,115,506
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	DP Hardware	200,000	PHA-WIDE	DP Hardware	200,000
	PHA-WIDE	Fees & Costs	500,000	PHA-WIDE	Fees & Costs	500,000
	PHA-WIDE	Central Maint. Equip.	75,000	PHA-WIDE	Central Maint. Equip.	75,000
Annual	TN037P00519 Hadley Park Towers	Interior Renovations & Exterior Bldg. Improvements	1,928,195	TN037P00521 Parthenon Towers	Interior Renovations & Exterior Bldg. Improvements	2,419,010
	TN037P00521 Parthenon Towers	Interior Renovations & Exterior Bldg. Improvements	5,234,410	TN037P00524 Vine Hill Towers	Interior Renovations & Exterior Bldg. Improvements	4,690,484
	Scattered Sites	Build New Duplexes	800,000	Scattered Sites	Build New Duplexes	800,000
Total CFP Estimated Costs			\$ 10,800,000			10,800,000

Attachment M

2005 Review Of Agency Plan with Resident Advisory Board and Council of Presidents

MDHA Staff met to discuss the agency plan with these two groups on March 10, 2005. The meeting was held at the Andrew Jackson Community Room. Resident Advisory Board Members present were: Joel Tinnon of I.W. Gernert, Leslie Watkins of Neighborhood Housing and Resident Board Member, Lena Stewart of Edgefield Manor, Lorene Fenton, Chaplin of Andrew Jackson Resident Association and Janeen Holt, President of Preston Taylor Homes Council of Presidents members present were: Michael Mooney (J.C. Napier), John Zirker (James Cayce), Brenda Morrow (Edgehill Homes), Cleo Burrows (Tony Sudekum), Pamela Williams (Cheatham Place), William Thompson (Andrew Jackson), Robert O'Neal (Edgefield Manor), Willie Fisher (I.W.Gernert), Flossie Craig (Cumberland View), Eula McAdams (Hadley Park), Larry Crowson (Madison Towers), Edwina Black (Parthenon Towers), Marilyn Corbitt (Parkway Terrace), James Avery (Vine Hill Towers), Ora Lee Johnson (Carleen Waller Manor) and Brenda Donaldson (Vine Hill Hope VI).

MDHA Staff present were: Randall Dunn Director of General Services; Arlene Cummings, Assistant Director for Hope VI; Ed Shewmaker, Modernization Coordinator; Charlene Murphy, Director of Community Services; Pat Clark, Director of Rental Assistance and Jerry Seay, Director of Housing Management. Also present was Peaches Manning, Resident Association Coordinator.

The residents were advised that a draft of the plan would be available and they would be given an opportunity to comment before it is finalized and presented to HUD.

Community Services Department

Charlene Murphy shared various self-sufficiency programs for regular public housing. Services are also available for Hope VI sites. They get more services than traditional public housing because of funding that was made available under the Hope VI grant and the ability of MDHA to offer better office space. Emphasis is placed on partnering with other social service providers to get needed services to our residents. Two of our biggest partners are Friendship Community Center and Second Harvest Food Bank. Most of our direct social services are for the elderly. Two Homemakers and four Social Workers are utilized primarily at the six high-rises. Community Services also coordinates the agency Economic Development and Self –Sufficiency programs.

Question – John Zirker- Is MDHA reaching out to corporate America?

Answer Yes on a limited basis. Primarily we rely have relied on state agencies and small family owned businesses.

Question – Ora Johnson- Are applicants told this is independent living?

Answer – Yes. If someone is in need of assistance they should contact manager or social worker.

General Services Department

Randall Dunn discussed services provided by General Services. They included annual publication of the Horizon and Vision and Annual Report, annual inspections, coordinating the agency safety plan, cafeteria services and Hope VI. Hope VI is the biggest portion. Currently we have 4 Hope VI sites. Vine Hill is already complete. In approximately 6 to 8 weeks the last 34 units for Preston Taylor will be completed. Sam Levy is approximately 18 % complete and John Henry Hale is in the process of relocating Phase I. MDHA did not submit an application during the last round and there are currently no funds allocated for future Hope VI projects.

Question- Willie Fisher- How many will be done in all?

Answer- Only 4. There are no more funds

Comment – John Zirker. If future funds are available do not apply for James Cayce.

Answer – The amount of money that it would take for James Cayce far exceeds what is generally allocated. Therefore there is not possibility of James Cayce receiving a Hope VI grant.

Operations Department

Ed Shewmaker shared the attached proposed Capital Plan. This year it will be approximately nine million dollars. The plan includes maintaining the current security systems in the high-rises. The Capital Funds will be used to complete renovation of J.C. Napier and to begin renovation of Parkway Terrace.

Question- Marilyn Corbitt- Are there funds for additional lights for Parkway Terrace?

Answer- This is something that can be addressed during current budget and during the renovation. Staff needs to be advised as to where additional lighting is desired.

Question- Joel Tinnon – Are heaters going to be replaced in I.W. Gernert?

Answer- Yes, but not next year.

Rental Assistance (Section 8)

Pat Clark summarized the Section 8 program. Currently Section 8 is currently serving over 5300 citizens with 30 staff. In addition 83 persons have purchased homes in the home ownership program. Because of federal budget cuts MDHA will have to cut costs. Priority will be given to the working or elderly or disabled persons drawing benefits. Zero income applications will not be approved. Persons that get their utilities cut off could be removed from the program. All of these efforts are designed to limit MDHA cost to \$460.00 per household.

There were no questions for Ms. Clark

Housing Management Department

Jerry Seay advised residents of efforts that are being undertaken to improve customer service. The department will be reorganized. One reason for this some staff members have reached a point of burnout. Others have become too familiar with residents and

may tend not to take decisive action when appropriate. Another reason is budget cuts. This forces more consolidation and grouping sites together. A check list has been development and previously approved by the council. It has been revised. Using the check list will cause a slight delay in responding to calls on the front in but after a period of time will eliminate the need for residents to call in work orders. The customer service survey will be revised and sent out again this year. Mr. Crenshaw has the responsibility of addressing to any concerns listed on the survey.

Question – Janeen Holt – Will staff receive sensitivity training?

Answer – Yes. In addition they will receive a verity of other customer service training. One of their training sessions will include some role playing.

Question – William Thompson – How are residents going to be incorporated?

Answer – This meeting is just one of the ways we get input from the residents. There are supposed to be regular meetings between managers and the executive body of each resident association called the task force meeting.

After a period of discussion in regard to the task force meeting the residents decided they no longer wanted that to be a mandatory meeting. The have regular discussions with their managers and prefer the freedom to meet as needed rather that any required meeting.

Question – Cleo Burrows – Will there be a full time manager at Tony Sudekum after the reorganization

Answer – **No.** Due to budget cuts there will be more sites that split a manager or other staff rather than fewer. For the last quarter of this year we are facing an 11 5 budget cut and this is projected to go as high as 18%

Question – Leslie Watkins How often will the staff be rotated?

Answer – There will be not set period of time. We will do it when we feel there is a need.

There were several comments that the residents thought reorganizing the department and changing staffs was a good idea.

The Resident Advisory Board and the Council of Presidents both voted unanimously to approve the proposed plan as presented on this date.

**SECTION 8 RESIDENT ADVISORY
COMMITTEE MEETING
MARCH 19, 2005**

TOPICS DISCUSSED

Members were concerned that people were allowed to participate in the Voucher Program and paid no portion of their rent. It was suggested that MDHA:

1. Require that participants pay a minimum of 50% of the contract rent
2. Require that participants, who are unemployed, be required to sign a contract giving deadlines for obtaining training & getting employed or be terminated from the Voucher Program
3. Initiate time limits of participation, except for elderly and disabled
4. Decline reduction in participant's portion of rent if the participant quit their job
5. Set new occupancy standards other than allowing families to get larger bedroom because the children are over four (4) years old & are opposite sexes
6. Eliminate the rule that says new participants cannot pay more than 40% of their income for rent & utilities
7. Not accept new participants to the Program if they are not employed (exception for elderly & disabled)

Section 8 Home Ownership Update

1. Total participants enrolled = 393
2. Of the 393 enrolled, 83 have purchased homes
3. A new orientation to accept participants will be held in May 2005

Section 8 Waiting List

Applications were taken June 01, 2004 through July 20, 2004. Over 4,000 applications were received. Of the 4,000, 3,200 appeared to be eligible and were placed on a waiting list

**MINUTES OF MEETING--PUBLIC HEARING
FOR COMMENT ON PHA PLANS
FOR THE
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
May 10, 2005 – 12 NOON- MDHA BOARDROOM
701 SOUTH 6TH STREET
NASHVILLE, TENNESSEE**

Chase Cole, Chair of the Board of Commissioners, opened the meeting at 12 noon and welcomed everyone in attendance. He then called on Jim Thiltgen, Deputy Executive Director. Mr. Thiltgen stated this is the fifth year of the Five-Year Plan and MDHA staff has worked with the Resident Advisory Boards for public housing and Section 8. A notice was placed in the local newspapers that a draft of the Plan would be available for public review and comment at each of MDHA's housing development offices, as well as several locations around the community. The notice also stated the date and location of the hearing. Mr. Thiltgen stated notes from previous meetings and any comments from today's hearing will be incorporated in the Plan to be presented for approval to the Board on June 11. With the Board's approval, the Plan will be submitted to HUD.

Ms. Lorene Fenton, who is a resident of Andrew Jackson Courts and serves on the Resident Advisory Board, was called on and expressed pleasure in attending the hearing. She stated the proposed Agency Plan had been reviewed at the Council of Presidents meeting where Mr. Jerry Seay introduced the directors of each department of MDHA. Ms. Charlene Murphy, Director of Community Services, explained the elderly and handicapped homemaker services, Mr. Randall Dunn, Director of General Services, provided

information of the HOPE VI Program and Ms. Pat Clark, Director of Rental Assistance, explained the Section 8 Program and how it works. Mr. Ed Shewmaker, Modernization Coordinator, spoke on the Capital Fund services and provided review sheets to all members present. Mr. Seay discussed the Customer Service survey and stated when the maintenance staff come to the unit with repairs they will also check to determine if other repairs are needed and complete those tasks as well. The Council then voted to accept the Agency Plan as received.

Ms. Anita Stratton commented from the Section 8 Resident Advisory Board stating she had been a resident of Section 8 since 1997. She informed the Commissioners that the Advisory Board met on March 19 and discussed the cut backs in the Section 8 Program. There was some concerns expressed about people who were allowed to participate in the program and not pay any rent, using the program as a crutch instead of a means of moving upward. Some suggestions were made including setting up a tier program for participants to assist them in independence, and penalizing participants for failing to obtain training and/or employment. Ms. Pat Clark, Director of Rental Assistance, stated that, because of cut backs in HUD funding, there is a HUD proposal that will allow Public Housing Agencies more flexibility in administering the Section 8 Voucher Program. Current HUD guidelines will be relaxed, and agencies will have flexibility in setting admission and occupancy standards, such as:

- requiring unemployed participants to enter Family Self Sufficiency Contracts to obtain education, job training, and employment
- setting time limits for participation (except for elderly or disabled)
- removing the limitation that families cannot pay more than 40% of income toward rent and utilities
- establishing a maximum subsidy amount to eliminate paying 100% of participant's rent

With no other questions or comments, Mr. Cole thanked everyone for attending the meeting, and the meeting was adjourned.