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

Cleveland Housing Authority
TN054V02
PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
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

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PHA Plan
Agency Identification

PHA Name: CLEVELAND HOUSING AUTHORITY

PHA Number: TN054V02

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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 (list below)

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

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

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5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☐ The PHA's mission is: (state mission here)

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 86
- ☐ Improve voucher management: (SEMAP score) 100
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:

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- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

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

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

☒ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

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

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

Other PHA Goals and Objectives: (list below)

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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.

The Cleveland Housing Authority has completed this Agency Plan in consultation with CHA residents and the local community. The Plan was discussed with the Resident Advisory Board on February 8, 2005, February 15, 2005 and March 8, 2005. The public was afforded an opportunity to review the plan and offer comments at a public hearing held on April 1, 2005. The Annual Agency Plan is summarized as follows:

1. Housing Needs
   The CHA current waiting list is excessive and the demand for public housing (270) and Section 8 (61) assistance is evident. The greatest demand is for small to medium bedroom units (0, 1, 2 and 3 bedroom units).

2. Financial Resources
   The CHA expects to expend approximately $3,915,700 in the year 2005 for operations, capital improvements and administrative costs.

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3. Eligibility, Selection and Admission Policies

The CHA has revised its standard operating policies and Section 8 policies to comply with the requirements of the QHWRA through regulations published in the Federal Register on March 29, 2000. These policies will be updated as HUD issues further guidance.

As required under this section of the plan and by regulations published in PIH Notice 2001-4, the CHA has reviewed its developments relative to income. The CHA has determined that they do not have a problem with concentration of high or low-income families. Furthermore, the CHA has revised their admission policies to assure that a concentration does not occur in the future.

4. Rent Determination-Discretionary Policies

The CHA's adopted discretionary rent policies include:

- ✓ Flat Rents
- ✓ $25.00 minimum rent for Public Housing and Section 8

5. Operations and Management

The CHA has developed a Practice and Procedures Manual that includes all policies relating to public housing and Section 8 administration, management, maintenance leasing and occupancy. These policies have been revised to comply with the mandated requirements of the QHWRA.

6. Grievance Procedure

The CHA has revised its Grievance Procedure to comply with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

The CHA's projected funding under the Capital Fund Program is $673,879. The focus for the 2005 program year is to perform electrical improvements in Development TN054-001; handicap accessibility improvements in Development TN054-003a and handicap accessibility improvements and HVAC installation in Development TN054-003b.

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8. Demolition and/or Disposition

The CHA has no current plans for demolition or disposition.

9. Designation

The CHA plans to maintain the current elderly/disabled designation that applies to a portion of its units. The CHA has no plans to designate additional units in the future.

10. Conversion of Public Housing

The CHA conducted an initial conversion assessment for each development as mandated by the QHWRA through regulations published in the Federal Register on June 22, 2001. This assessment determined that conversion would not be cost effective as identified in Attachment C: “Component 10 (B) Voluntary Conversion Initial Assessments”. Therefore, the CHA has no current plans to designate any developments or buildings to tenant-based assistance.

11. Homeownership

The CHA currently does not have a Homeownership Program, but is looking into the feasibility of developing such a program.

12. Community Services and Self-Sufficiency Programs

The CHA offers and provides a variety of programs and services to their residents to achieve self-sufficiency. These programs and services include: Computer Training, Woman to Woman, CHAP Junior Safety Patrol, Boys and Girls Club, Girl Talk, Senior Feeding Program, Food Giveaway, Health Products Distribution and Housekeeping Classes. Additionally, the CHA has adopted a policy relative to the community service requirement mandated by the QHWRA through regulations published in the Federal Register on March 29, 2000. A description of the CHA's community service requirement is shown in Attachment D: "Implementation of Public Housing Resident Community Service Requirement".

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13. Safety and Crime Prevention

The CHA has addressed the problems with drugs, security and crime in their developments as well as the surrounding neighborhoods through the previously funded Public Housing Drug Elimination Program (PHDEP). Activities undertaken by CHA through the PHDEP included funding a full time police officer to patrol all of the CHA's developments, funding four drug prevention programs through the Boys and Girls Club, continuing the Junior Safety Patrol and providing various site and physical improvements to eliminate criminal activities. However, since the elimination of PHDEP, the CHA has been able to continue performing these anti-drug and crime activities by utilizing Operating Funds and/or the Capital Fund Program.

14. Ownership of Pets

The CHA has a policy related to tenant-owned pets. This policy permits all CHA residents to own pets as mandated by the QHWRA through regulations published in the Federal Register on July 10, 2000 and subject to compliance with specific requirements of CHA's pet lease, which is included as Attachment E: “Pet Policy”.

15. Civil Rights Certification

The CHA has included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit

The CHA’s most recent annual audit is on file at the local HUD office in Knoxville, Tennessee and is available for review at CHA’s main office during normal business hours.

17. Asset Management

It is the goal of the CHA to manage their assets (physical properties, financial resources and manpower) as efficiently as possible to meet the intent of our Mission Statement.

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:

☒ Admissions Policy for Deconcentration **(Attachment A)**

☒ FY 2005 Capital Fund Program Annual Statement **(See Table Library)**

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart

☒ FY 2005 Capital Fund Program 5 Year Action Plan **(See Table Library)**

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **(Attachment B)**
☒ Other (List below, providing each attachment name)

Attachment C: "Component 10 (B) Voluntary Conversion Initial Assessments"
Attachment D: "Implementation of Public Housing Resident Community Service Requirements"
Attachment E: "Pet Policy"
Attachment F: "Statement of Progress in Meeting the 5-Year Plan Mission and Goals"
Attachment G: "Resident Membership on Governing Board"
Attachment H: "Membership of the Resident Advisory Board"
Attachment I: "Resident Survey Action Plan"

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**
✔	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✔	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✔	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
✔	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
✔	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✔	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
✔	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
		Policies
✔	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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✔	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✔	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✔	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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✔	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✔	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✔	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
✔	Approved or submitted assessments of reasonable	Annual Plan: Conversion of

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✔	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✔	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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	1078	3	3	2	1	NA	NA
Income >30% but <=50% of AMI	1029	2	2	2	1	NA	NA

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Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI	1129	1	2	2	1	NA	NA
Elderly	1018	1	2	2	1	NA	NA
Families with Disabilities	NA	NA	NA	2	1	NA	NA
Race/Ethnicity(w)	2829	NA	NA	2	1	NA	NA
Race/Ethnicity (b)	341	NA	NA	2	1	NA	NA
Race/Ethnicity (h)	53	NA	NA	2	1	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA

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: 2000

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (City of Cleveland Jurisdictional Area)

☐ 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			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 01/01/04-12/31/04
Waiting list total	270		166
Extremely low	227	84%	

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Housing Needs of Families on the Waiting List			
income <=30% AMI			
Very low income (>30% but <=50% AMI)	41	15%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	140	52%	
Elderly families	10	4%	
Families with Disabilities	66	24%	
Race/Ethnicity (w)	235	87%	
Race/Ethnicity (b)	27	10%	
Race/Ethnicity (h)	5	2%	
Race/Ethnicity (m)	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	61	23%	26
1 BR	50	18%	30
2 BR	110	41%	66
3 BR	39	14%	36
4 BR	9	3%	7
5 BR	1	1%	1

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

If yes:

How long has it been closed (# of months)? **NA**

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

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Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 01/01/04-12/31/04
Waiting list total	61		81
Extremely low income <=30% AMI	48	79%	
Very low income (>30% but <=50% AMI)	11	18%	
Low income (>50% but <80% AMI)	2	3%	
Families with children	42	69%	
Elderly families	2	3%	
Families with Disabilities	9	15%	
Race/Ethnicity (w)	37	61%	
Race/Ethnicity (b)	22	35%	
Race/Ethnicity (h)	1	2%	
Race/Ethnicity (m)	1	2%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	NA	NA	NA
1 BR	NA	NA	NA
2 BR	NA	NA	NA
3 BR	NA	NA	NA
4 BR	NA	NA	NA
5 BR	NA	NA	NA

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Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? **18** 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

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

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☐ 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

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☐ 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	$889,571	
b) Public Housing Capital Fund	$673,879	
c) HOPE VI Revitalization	$0	
d) HOPE VI Demolition	$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$829,560	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	$0	
g) Resident Opportunity and Self-Sufficiency Grants	$0	
h) Community Development Block Grant	$0	
i) HOME	$0	
Other Federal Grants (list below)	$0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2004 CFP	$673,879	Capital Improvements
FY 2003 CFP	$222,686	Capital Improvements
3. Public Housing Dwelling Rental Income	$560,500	Operations
4. Other income (list below)		

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Excess Utilities/Interest/Work Orders	$65,101	Operations
Nondwelling Rent	$600	Operations
5. Non-federal sources (list below)	$0	
Total resources	**$3,915,776**	

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: (7 Days)

☐ Other: (describe)

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe) Credit References

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)

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(2) Waiting List Organization

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

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

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

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

c. 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**

Not Applicable

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

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

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

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

☐ 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?

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

(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.

2 Date and Time

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

Other preferences: (select all that apply)
☒(1) Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒(1) 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)
☒(1) Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ 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

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

Briefing Video

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
☒ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows: **Not Applicable**

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

B. Section 8

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

(1) Eligibility

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

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☐ 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)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☒ Criminal or drug-related activity
☒ Other (describe below)

If requested, the information in CHA's files relative to the suitability of the tenant.

(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)

(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:

Extensions granted based on unusual circumstances beyond the applicant's control. The CHA will also grant extensions based on need to find reasonable accommodations for special needs and handicap.

(4) Admissions Preferences

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

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

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

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

Other preferences: (select all that apply)
☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

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.

2 Date and Time

Former Federal preferences:

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

Other preferences: (select all that apply)

☒(1) Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒(1) 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)
☒(1) Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ 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

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(5) Special Purpose Section 8 Assistance Programs

Not Applicable

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

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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 ($25.00)
☐ $26-$50

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

The CHA uses HUD's required minimum rent hardship exemptions.

3. If yes to question 2, list these policies below**:**
Not Applicable

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:

The CHA utilizes flat rents as identified in other sections of this component.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) **Not Applicable**

☐ 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 **Not Applicable**
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments

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☐ 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) **Not Applicable**

☐ 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)

Tenants are required to report any and all changes in family composition only. Income changes are reported when a tenant on income based rent receives a new source of income or changes jobs.

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)

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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 below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **Not Applicable**

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

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

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

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

☒ Annually
☐ Other (list below)

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

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

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(2) Minimum Rent

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

☐ $0
☒ $1-$25 ($25.00)
☐ $26-$50

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

The CHA uses HUD's required minimum rent hardship exemptions.

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.

☒ A brief description of the management structure and organization of the PHA follows:

1. Executive Director: Reba Powers
2. Operations Director: Tom Murphy
3. Financial Officer: Linda Campbell
4. Accounting Clerk/Inspector: Donna Lanier
5. Customer Services: Susan Patterson
6. Occupancy Specialist: Bertha McCarty
7. Maintenance Specialist: Wayne Thompson
8. Section 8 Manager: Myra Byrd

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	434	166
Section 8 Vouchers	208	81

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Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	0	0

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)

Admissions & Continued Occupancy Policy & Procedures
Investment Policy
Lead-Based Paint Policy
Procurement Policy
Telephone and Computer Policy
Satellite Policy
Deconcentration Policy
Personnel and Travel Policy
Grievance Procedures Policy
Safety Policy
One Strike and You're Out Policy
Pet Policy
Barring Policy

(2) Section 8 Management: (list below)

Section 8 Administration Policy

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:
Not Applicable

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:
Not Applicable

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)

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 (state name) **(See Table Library)**

-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 (state name) **(See Table Library)**

-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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval

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☐ 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:

☐ 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 **Not Applicable**
☐ 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: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:

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6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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 **Not Applicable**

☐ 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 name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐

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4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ 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 **Not Applicable**

☐ 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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)

- ☐ Conversion Plan in development
- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ 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)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:
- ☐ 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 **Not Applicable**

☐ 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: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the UCHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ 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) ☐ Part of the development ☐ 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: **Not Applicable**

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)

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☐ 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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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 has 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? DD/MM/YY

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)
Computer Training	5	Random	CHA Learning Center	Both
Woman To Woman	20	Random	CHA Main Office	Both
CHAP Junior Safety Patrol	20	Ages 8 to 13	CHA Main Office	Public Housing
Boys and Girls Club	95	Ages 6 to 17	TN54-003	Both
Girl Talk	10	Ages 13+	TN54-003	Public Housing
Senior Feeding Program	30	Ages 60+	CHA Main Office	Both
Food Giveaway	50	Random	TN54-003	Public Housing
Health Product Distribution	100	Random	TN54-003	Public Housing
Housekeeping Classes	20	Random	CHA Main Office	Public Housing

(2) Family Self Sufficiency program/s

Not Applicable

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

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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 **Not Applicable**

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)

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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)

All of CHA's developments

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)

Educational

2. Which developments are most affected? (list below)

All of CHA's developments

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)

2. Which developments are most affected? (list below)

All of CHA's developments

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.

Not Applicable

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename:)

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? **NA**

5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? **NA**
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) **(See Attachment B)**
☐ 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.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

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☐ 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.)

The resident which currently serves on the Board of Commissioners of the CHA was appointed by the Mayor of Cleveland, Tennessee.

3. Description of Resident Election Process

Not Applicable

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: (provide name here)

State of Tennessee, Tennessee Housing Development Agency

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

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

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

Please refer to the executive summary of the consolidated plan for the State of Tennessee.

D. Other Information Required by HUD

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

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification" [903.7(r)]:

The CHA and HUD will consider the following actions to be significant amendments or modifications:

- changes to rent or admission policies or organization of waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or Five Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

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Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A
"Deconcentration Policy"

DECONCENTRATION POLICY

1. The objective of the Deconcentration Policy for the PHA is to achieve the goal that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development or census tract. The PHA will take actions as necessary to achieve the goal that no individual development has a concentration of higher income or lower income families. To ensure that the PHA does not concentrate families with higher or lower income levels in any one development, the PHA will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the PHA's computer system.

2. The PHA will periodically compare the relative incomes of its developments to the relative incomes of the census tracts in which they are located. Where significant differences are identified, income targeting will be applied.

INCOME TARGETING

1. To accomplish the deconcentration goals, the PHA will take the following actions:

   A. At the beginning of each fiscal year, the PHA will establish a numerical goal for admissions of families whose incomes are at or below 30 percent of the area median income. The target annual goal will be calculated by taking 40 percent of the total number of move-ins from the previous PHA fiscal year.

   B. The PHA will limit the number of admissions to ensure that not less than 40 percent of admissions are families that have incomes at or below 30 percent of area median income.

   C. The PHA will skip families on the waiting list or skip developments to accomplish these goals.

2. The PHA will not hold units vacant to accomplish these goals.

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Attachment B
"Comments of Resident Advisory Board"

The Cleveland Housing Authority (CHA) conducted its Resident Advisory Board Meeting on February 8, 2005, February 15, 2005 and March 8, 2005 at the CHA Community Room. The purpose of the meeting was to discuss the FY 2005 PHA Agency Plan with the Board and to receive their comments and recommendations relative to the contents of both the Five Year Plan and Annual Plan. A thorough explanation of the contents of the PHA Plan was discussed with the Board as well as how the CHA arrived with the information. The Board showed favorable consideration to the FY 2005 PHA Agency Plan, but had comments relative to the capital improvements. It was explained that the work items requested by the Board had already been included in the 2005 CFP Annual Statement or were added to the Five Year Plan.

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Attachment C
"Component 10 (B) Voluntary Conversion Initial Assessments"

a. How many of the PHA's developments are subject to the Required Initial Assessment? **Five (5)**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **None**

c. How many Assessments were conducted for the PHA's covered developments? **Five (5)**

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

Development Name	**Number of Units**
None	

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Not Applicable**

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Attachment D
"Implementation of Public Housing Resident Community Service Requirements"

a. The 1998 Quality Housing and Work Responsibility Act of 1998 requires that nonexempt residents of public housing perform community service. HUD states that the provision is not intended to be perceived as punitive, but rather considered as rewarding activity that will assist residents in improving their own and their neighbors' economic and social well-being and give residents a greater stake in their communities.

b. In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service or (2) participate in an economic self-sufficiency program, or a combination of the two, unless they are exempt from this requirement.

c. Exempt individual
The following adult family members of tenant families are exempt from this requirement.
An adult who:

(1) Is 62 years or older;
(2) Is a blind or disabled individual, as defined under the Social Security Act, and who certifies that because of this disability she or he is unable to comply with the community service requirements.
(3) Family members who are the primary care giver for someone who is blind or disabled as set forth above.
(4) Family members engaged in work activity.
(5) Family members who are exempt from work activity under Part A of Title IV of the Social Security Act or under any other State welfare program, including the Welfare-to-Work program.
(6) Is a member of a family receiving assistance, benefits or services under a State program funded under Part A of Title IV of the Social Security Act or under any other State welfare program including Welfare-to-Work and who are in compliance with that program.

d. All families will be given a written description of the service requirement, and of the process for claiming status as an exempt person. This will include the PHAs determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons. The PHA will provide a form to any family members requesting exemption from the service and will advise the member what documentation is required to support the exemption. The PHA will approve or deny the request for exemption within 30 days from receipt of a request that includes required documentation. A family member may request an exempt status at anytime.

e. The PHA will provide a listing of qualifying community service or self-sufficiency activities that will meet this requirement. This list may be updated by the PHA at anytime. Each nonexempt family member will be given a community service time sheet to track the monthly volunteer hours. A supervisor must sign and date each period of

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work. If qualifying activities are administered by an organization other than the PHA, a family member who is required to fulfill a service requirement must provide signed community service time sheets certifying to the PHA by such other organization that the family member has performed such qualifying activities.

f. The PHA must review family compliance with service requirements, and must verify such compliance annually at least thirty days before the end of the twelve month lease term. The PHA must retain reasonable documentation of service requirement performance in tenant files.

g. If the PHA determines that there is a family member who is required to fulfill a service requirement, but who has violated this family obligation (noncompliant resident), the PHA must notify the tenant of this determination. The PHA notice to the tenant must:

(1) Briefly describe the noncompliance;
(2) State that the PHA will not renew the lease at the end of the twelve month lease term unless;
    (a) The tenant, and any other noncompliant resident, enter into a written agreement with the PHA, in the form and manner required by the PHA, to cure such noncompliance, and in fact cure such noncompliance in accordance with such agreement; or
    (b) The family provides written assurance satisfactory to the PHA that the tenant or other noncompliant resident no longer resides in the unit.
(3) State that the tenant may request a grievance hearing on the PHA determination, and the tenant may exercise any available judicial remedy to seek timely redress for the PHA's nonrenewal of the lease because of such determination.

h. If the tenant or another family member has violated the service requirement, the PHA may not renew the lease upon expiration of the term unless:

(1) The tenant, and any other noncompliant resident, enter into a written agreement with the PHA, in the form and manner required by the PHA, to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, and
(2) All other members of the family who are subject to the service requirement are currently complying with the service requirement or are no longer residing in the unit.

i. In implementing the service requirement, the PHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by PHA employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

Attachment E
"Pet Policy"

As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, 112 STAT.2451, 2568 the Public Housing reform Act of 1998) added new section 31 (captioned a Pet Ownership in Public Housing) to the United States Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing-Rural Recovery Act of 1983 (12 U.S.C. 1701r-1)(the 1983 Act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter or affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 3; of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a subpart G to 24CFR Part 960. The following policies must be complied with for pet ownership in the HA:

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenants, subject to the following conditions:
    1. Each household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.

    2. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Evidence of neutering/spaying can be provided by a statement/bill from veterinarian and/or staff of the humane society. The tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown).

    3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

    4. If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.

    5. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown).

    6. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from the veterinarian or staff of the humane society.

    7. All pets must be housed within the unit, and no facilities can be constructed outside the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenants' lawns.

    8. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object is not under the control of an adult. Pets which are unleasehed, or leashed, and unattended, on HA property will be impounded and taken to the local animal shelter. It shall be the responsibility of the Tenant to reclaim the pet and at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the

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animal shelter the Tenant will be charged $50 to cover the expense incurred by the staff member.

9. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) hour consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet to the animal shelter. Any expense to remove the pet from any facility will be the responsibility of the Tenant.

10. Pet(s), ass applicable must be weighed by HA staff prior to execution of the lease agreement. The pet will be weighed at the following location, and the Tenant agrees to transport the pet to the stated location: 450 Walker Street, NE Office of HA).

Note:

Any pet that is not fully grown may be weighed, periodically, to determine if the pet meets the weight requirements. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

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2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in the unit.

3. Prohibited Animals: Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman, Pit Bulldog, Chow, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.

4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, “disturb, interfere or diminish” shall include, but are not limited to barking, howling, chirping, biting, scratching, and other like activities. The HA representative will terminate this authorization, if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet.

   If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other people, or create a problem in the area of cleanliness and sanitation, the HA representative will notify the Tenant, in writing, that the animal must be removed from the Public Housing Development. The written notice will contain the date by which the animal must be removed and this date must be complied with by the Tenant. The Tenant may request a hearing, which will be handled according to the HA’s established grievance procedure. Provided, however, the pet must be removed immediately from the unit upon notice during the hearing process if the cause is due to safety and security.

5. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on grounds of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in the garbage. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged $25 for the removal of the waste.

6. The Tenant shall have canine pets restrained so that maintenance can be performed in the apartment. Whenever an inspection, exterminating service call, or maintenance is scheduled, the Tenant shall either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance will not be performed, and the Tenant shall be charged a fee of $25. If this same situation occurs again, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local animal shelter. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the animal shelter, the Tenant will be charged an additional $50 to cover the expense of taking the pet(s) to the shelter. The housing authority will not be responsible for any animal which escapes from the residence due to maintenance, inspections or other activities of the landlord, provide proper notice has been given by the HA. When a Tenant requests service via a work order, that will be considered proper notice.

HOUSING AUTHORITY FEE AND DEPOSIT SCHEDULE

Type of Pet	Fee	Deposit
Dog	$50	$250
Cat	$50	$150
Fish Aquarium	$50	$100
Fish Bowl (Requires no power and no larger than two gallons)	$0	$25
Caged Pets	$50	$150

THE ENTIRE FEE AND DEPOSIT (SUBJECT TO THE EXCEPTION LISTED BELOW) MUST BE PAID PRIOR TO THE EXECUTION OF THE LEASE ADDENDUM. NO PET SHALL BE ALLOWED IN THE UNIT PRIOR TO THE COMPLETION OF THE TERMS OF THIS PET POLICY. IT SHALL BE A SERIOUS VIOLATION OF THE LEASE FOR ANY TENANT TO HAVE A PET WITHOUT PROPER APPROVAL AND WITHOUT HAVING COMPLIED WITH THE TERMS OF THIS POLICY.

IF THE DEPOSIT IS MORE THAN $100.00, THE HEAD OF THE HOUSEHOLD MAY ELECT TO PAY $100.00 AT THE TIME OF THE SIGNING OF THIS ADDENDUM AND MAKE $50.00 PER MONTH PAYMENTS UNTIL THE TOTAL DEPOSIT IS PAID. IF ANY PAYMENT IS NOT MADE PRIOR THE TENTH OF THE FOLLOWING MONTH, THE PET SHALL BE REMOVED FROM THE UNIT. THE FEE SHALL NOT BE REIMBURSED, AND THE DEPOSIT SHALL BE UTILIZED TO OFFSET ANY DAMAGES CAUSED BY THE PET. THE BALANCE, IF ANY, FROM THE DEPOSIT SHALL BE REFUNDED TO THE TENANT.

RESIDENT ACKNOWLEDGEMENT

After reading and/or having had this lease addendum read to me, I _____ agree to the following: I agree to abide by the requirements outlined in this addendum for pet ownership and to keep the pet(s) in accordance with the lease addendum, I am liable for any danger or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility. I agree to accept full responsibility and will not hold liable (indemnify) the landlord for any claims by or injuries to third parties or their property caused by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum. I agree to pay a refundable pet deposit of $ ____ to the HA. If the pet deposit exceeds $100.00, the deposit may be paid with an initial

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payment of $100.00, and the additional amount due in increments of $50.00 per month for consecutive months. The $50.00 is due and payable with my rent and other charges. If I fail to make the total payment due, which shall include the pet deposit payment, rent and other charges, my lease will be terminated in accordance with the provisions of the dwelling lease and collection policy. The Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining, will be returned to the Tenant after the premises are vacated and all keys have been returned. I understand and agree that I am not entitled to any interest on my deposit.

I agree and understand that violating the lease addendum will result in the removal of the pet(s) from the property of the HA, AND THAT I MAY NOT BE ALLOWED TO OWN ANYTYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF CLEVELAND HOUSING AUTHORITY.

_____

Head of Household Signature Date

_____

Housing Authority Representative Signature Date

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Attachment F
"Statement of Progress in Meeting the 5 Year Plan Mission and Goals"

Goal – Reduce Public Housing Vacancies: The Cleveland Housing Authority continues to work towards reducing the turnover time for vacated public housing units. This will be performed by employing effective maintenance and management policies that will minimize the number of units off-line.

Goal – Leverage private or other public funds to create additional housing opportunities: The CHA is looking into the feasibility of leveraging private or other public funds to create additional housing opportunities for its residents as well as the low income residents of the community.

Goal – Acquire or build units or developments: The CHA is looking into the feasibility of acquiring or building additional developments. By utilizing Low Income Housing Tax Credits, below market loans through the Federal Home Loan Bank's Affordable Housing Program and/or grants through the Tennessee Housing Development Agency, the CHA may be able to expand the supply of affordable housing throughout the area without traditional HUD assistance.

Goal – Improve public housing management: The CHA continues to work towards improving overall management. The CHA staff attends as many training programs related to public housing as is possible throughout the year to stay abreast of changing regulations.

Goal – Renovate or modernize public housing units: The CHA has continually upgraded its public housing units through the previously funded Comprehensive Grant Program and continues to do so through the Capital Funds Program. All modernization activities are addressed in accordance with need as well as through resident's requests in all developments.

Goal – Implement public housing security improvements: The CHA has addressed the problems with drugs, security and crime in their developments as well as the surrounding neighborhoods through the previously funded Public Housing Drug Elimination Program (PHDEP). Activities undertaken by CHA through the PHDEP included funding a full time police officer to patrol all of the CHA's developments, funding four drug prevention programs through the Boys and Girls Club, continuing the Junior Safety Patrol and providing various site and physical improvements to eliminate criminal activities. However, since the elimination of PHDEP, the CHA has been able to continue performing these anti-drug and crime activities by utilizing Operating Funds and/or the Capital Fund Program.

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Goal – Increase the number and percentage of employed persons in assisted families: Under the Authority's ACOP, the CHA has adopted rent policies to support and encourage work. These rent policies include "flat rents" which are an incentive for families to work without the burden of paying high rents.

Goal – Provide or attract supportive services to improve assistance recipients' employability: The CHA offers and provides a variety of services to their residents. These services include: computer training, Woman to Woman, CHAP Junior Safety Patrol, Boys and Girls Club, Girl Talk, senior feeding program, food giveaway, health products distribution and housekeeping classes.

Goal – Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The CHA continues to operate its public housing program and Section 8 programs to ensure equal access to all regardless of race, color, religion, national origin, sex, familial status, and disability.

Goal – Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: The CHA's operations and management, inspections, maintenance and modernization programs are spread equally among all developments.

Goal – Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The CHA provides accessible units where needed by our residents. To date the CHA has more resources than necessary to meet the current needs.

Attachment G
"Resident Membership on Governing Board"

As required by the QHWRA through regulations published in the October 21, 1999 Federal Register, the CHA currently has a resident serving on the Board of Commissioners. The resident was appointed by the Mayor of Cleveland, Tennessee and is identified as Ms. Sharon Westfield, 1602 Baugh Street, Cleveland, Tennessee 37311. Ms. Westfield was appointed to the Board of Commissioners on November 21, 2002 for a five-year term, which expires on November 21, 2007.

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Attachment H
"Membership of the Resident Advisory Board"

Sharon Westfield
122 1602 Baugh Street NE
Cleveland, Tennessee 37311

Cynthia Ashba
9B 196 Lang Street NE
Cleveland, Tennessee 37311

Jessie Brooks
485D Montgomery Avenue NE
Cleveland, Tennessee 37311

Jane Galay
56A 1155 Poplar Street NE
Cleveland, Tennessee 37311

Patricia Beeman
12B 985 18th Street SE
Cleveland, Tennessee 37311

Gertrude Hopper
340H Sixth Street NE
Cleveland, Tennessee 37311

Marion Jackson
25B 660 15th Street SE
Cleveland, Tennessee 37311

James & Dee McCraw
28A 625 16th Street SE
Cleveland, Tennessee 37311

Enorth Myers
465D Montgomery Avenue NE
Cleveland, Tennessee 37311

Joyce Lewis
28B 625 16th Street SE
Cleveland, Tennessee 37311

Tracy Nale
58 800 15th Street NE
Cleveland, Tennessee 37311

Nancy Messer
350H Sixth Street NE
Cleveland, Tennessee 37311

John Clark
340D Sixth Street NE
Cleveland, Tennessee 37311

Robert Works
2A 1850 Fisher Street SE
Cleveland, Tennessee 37311

Louise Prince
475C Montgomery Avenue NE
Cleveland, Tennessee 37311

Harlen Grindle
8B 850 Second Street NE
Cleveland, Tennessee 37311

Wawanna Derrick
16B 18th Street SE
Cleveland, Tennessee 37311

Karen Miller
66B 1400 Gaut Street NE
Cleveland, Tennessee 37311

Rebecca Myers
330H Sixth Street NE
Cleveland, Tennessee 37311

Marilyn Martin
31A 530 15th Street SE
Cleveland, Tennessee 37311

Anna Getsko
47A 1130 Gaut Street, NE
Cleveland, Tennessee 37311

Henry Waters
345C Fourth Street NE
Cleveland, Tennessee 37311

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Dana Green
2B 195 Lang Street NE
Cleveland, Tennessee 37311

Teresa Russell
475G Montgomery Street
Cleveland, Tennessee 37311

Roscoe Craig
1103E Lay Street SE
Cleveland, Tennessee 37311

Jennifer Rodriguez
1115F Lay Street SE
Cleveland, Tennessee 37311

Raymond Linderman
1216D Lay Street SE
Cleveland, Tennessee 37311

Sonya Reeder
730 Fourth Street SE
Cleveland, Tennessee 37311

Marva McClellan
751 Sixth Street SE
Cleveland, Tennessee 37311

Diane Soto
105 1601 Clemmer Street NE
Cleveland, Tennessee 37311

Kathleen Smith
147 Ninth Street SE
Cleveland, Tennessee 37311

Jamey Wilcox
330A Sixth Street
Cleveland, Tennessee 37311

Patricia Toney
1103C Lay Street SE
Cleveland, Tennessee 37311

Daryla Noland
1113A Lay Street
Cleveland, Tennessee 37311

Robert Ellis & Tiffany Brock
1205E Lay Street
Cleveland, Tennessee 37311

Pamma Kay Debity
669 Gaut Street SE
Cleveland, Tennessee 37311

Edna Gelpi
714 Sixth Street SE
Cleveland, Tennessee 37311

Patrick Hall
753 Sixth Street SE
Cleveland, Tennessee 37311

Tammy Creasman
126 1602 Baugh Street NE
Cleveland, Tennessee 37311

John Williams
129 11th Street
Cleveland, Tennessee 37311

Attachment I
"Resident Survey Action Plan"

Neighborhood Appearance (74.0%)

The Cleveland Housing Authority has appropriated previous CGP and CFP funds and will utilize future CFP funds for performing various improvements to enhance the neighborhood appearance of their developments. Such improvements have included or will include: landscaping, painting building exteriors, planting grass, replacing exterior doors and windows, replacing sidewalks, installing dumpster enclosures, performing drainage improvements and trimming trees. Additionally, the CHA maintenance staff has continually been addressing site related REAC Inspection findings to further enhance the appearance of the developments.

Communications (77.7%)

The Cleveland Housing Authority currently distributes quarterly newsletters to all CHA residents. The newsletter informs the residents of upcoming programs and events as well as overall Authority information. Additionally, the CHA shares Authority related information with the Resident Council for discussions during their monthly meeting with the Executive Director attending as requested.

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450105** Replacement Housing Factor Grant No:	**2005**

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds	0			
2	1406 Operations	67,879			
3	1408 Management Improvements	10,000			
4	1410 Administration	10,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	85,500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	90,000			
10	1460 Dwelling Structures	410,500			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	673,879			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450105** Replacement Housing Factor Grant No:	**2005**

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450105** 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	
TN054-001	Electrical Improvements	1460	130 units	65,000				
Unnamed								
TN054-003a	H.C. Accessibility Improvements	1450	120 units	50,000				
Lay/Elrod								
TN054-003b	H.C. Accessibility Improvements	1450	80 units	40,000				
Montgomery	HVAC Installation	1460	80 units	345,500				
PHA-WIDE	Operating Expense	1406	1	67,879				
Operations								
PHA-WIDE	Computer Software/Upgrades	1408	1	5,000				
Management	Staff Training	1408	1	5,000				
Improvements								
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	5,000				
Administration	Advertising	1410	1	2,000				
	Travel Expense	1410	1	3,000				

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450105** 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	A/E Fees	1430	1	58,000				
Fees & Costs	PHA Agency Plan Update	1430	1	3,000				
	Consultant Fees for Env. Rev.	1430	1	1,500				
	Management Fees	1430	1	5,000				
	Clerk-of-the-Works	1430	1	18,000				

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450105** Replacement Housing Factor No:	**Federal FY of Grant:** **2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN054-001	06/30/07			09/30/08			
Unnamed							
TN054-003a	06/30/07			09/30/08			
Lay/Elrod							
TN054-003b	06/30/07			09/30/08			
Montgomery							
PHA-WIDE	06/30/07			09/30/08			
Operations							
PHA-WIDE	06/30/07			09/30/08			
Management							
Improvements							
	06/30/07			09/30/08			
PHA-WIDE							
Administration							
PHA-WIDE	06/30/07			09/30/08			
Fees & Costs							

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name **Cleveland Housing Authority**				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 07/2009
	Annual Statement				
PHA-WIDE		163,879	163,879	163,879	163,879
TN054-001		400,000	0	364,000	0
TN054-002		110,000	0	0	106,000
TN054-003		0	0	146,000	172,000
TN054-004		0	344,500	0	120,000
TN054-005		0	165,500	0	112,000
Total CFP Funds		673,879	673,879	673,879	673,879
Total Replacement Housing Factor Funds		0	0	0	0

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	PHA-WIDE	Operations	58,379	PHA-WIDE	Operations	58,379
Annual	PHA-WIDE	Mgmt. Improvements	10,000	PHA-WIDE	Mgmt. Improvements	10,000
Statement	PHA-WIDE	Administration	10,000	PHA-WIDE	Administration	10,000
	PHA-WIDE	Fees and Costs	85,500	PHA-WIDE	Fees and Costs	85,500
	TN054-001	HVAC Installation	400,000	TN054-004	Roofing	100,000
	TN054-002	HVAC Installation	110,000	TN054-004	Sanitary Sewer Improve.	120,000
				TN054-004	Grading/Drain. Improve.	124,500
				TN054-005	HVAC Installation	165,500
Total CFP Estimated Cost			673,879			673,879

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

Activities for Year :__4_ FFY Grant: 2008 PHA FY: 07/2008			Activities for Year: _5_ FFY Grant: 2009 PHA FY: 07/2009		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA-WIDE	Operation	58,379	PHA-WIDE	Operations	58,379
PHA-WIDE	Mgmt. Improvements	10,000	PHA-WIDE	Mgmt. Improvements	10,000
PHA-WIDE	Administration	10,000	PHA-WIDE	Administration	10,000
PHA-WIDE	Fees and Costs	85,500	PHA-WIDE	Fees and Costs	85,500
TN054-001	Kitchen Renovations	234,000	TN054-002	Kitchen Renovations	36,000
TN054-001	Bathroom Renovations	130,000	TN054-002	Bathroom Renovations	20,000
TN054-003	Windows	146,000	TN054-002	Electrical	20,000
			TN054-002	Plumbing	20,000
			TN054-002	Drainage Improvements	10,000
			TN054-003	Kitchen Renovations	80,000
			TN054-003	Bathroom Renovations	82,000
			TN054-003	Drainage Improvements	10,000
			TN054-004	Kitchen Renovations	45,000
			TN054-004	Bathroom Renovations	25,000
			TN054-004	Electrical	25,000
			TN054-004	Plumbing	25,000
			TN054-005	Kitchen Renovations	31,000
			TN054-005	Bathroom Renovations	17,000
			TN054-005	Electrical	17,000
			TN054-005	Plumbing	17,000
			TN054-005	Building Exterior	30,000
Total CFP Estimated Cost		673,879			673,879

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450104** Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	73,929		0	0
3	1408 Management Improvements	32,500		0	0
4	1410 Administration	10,000		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	85,500		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	530,000	471,950	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	731,929	673,879	0	0

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450104** Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450104** 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	
TN054-001	Exterior Doors	1460	130 units	195,000	136,950	0	0	09/05
Unnamed	Interior Doors	1460	130 units	107,000		0	0	09/05
	Screen Doors	1460	130 units	72,000		0	0	09/05
TN054-002	Exterior Doors	1460	20 units	30,000		0	0	09/05
Mose Hardwick	Screen Doors	1460	20 units	11,000		0	0	09/05
TN054-003a	Roofing	1460	80 units	86,000		0	0	09/05
Lay/Elrod								
TN054-005	Interior Doors	1460	34 units	29,000		0	0	09/05
Unnamed								
PHA-WIDE	Operating Expense	1406	1	73,929		0	0	09/05
Operations								
PHA-WIDE	Computer Software	1408	1	4,500		0	0	09/05
Management	Staff Training	1408	1	3,000		0	0	09/05
Improvements	Resident Service Coordinator	1408	1	25,000		0	0	09/05

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450104** 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	Technical/Non-Technical Salaries	1410	1	5,000		0	0	09/05
Administration	Advertising	1410	1	2,000		0	0	09/05
	Travel Expense	1410	1	3,000		0	0	09/05
PHA-WIDE	A/E Fees	1430	1	58,000		0	0	06/05
Fees & Costs	PHA Agency Plan Update	1430	1	3,000		0	0	06/05
	Consultant Fees for Env. Rev.	1430	1	1,500		0	0	06/05
	Management Fees	1430	1	5,000		0	0	06/05
	Clerk-of-the-Works	1430	1	18,000		0	0	09/05

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450104** Replacement Housing Factor No:	**Federal FY of Grant:** **2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN054-001	06/30/06			09/30/07			
Unnamed							
TN054-002	06/30/06			09/30/07			
Mose Hardwick							
TN054-003a	06/30/06			09/30/07			
Lay/Elrod							
TN054-005	06/30/06			09/30/07			
Unnamed							
PHA-WIDE	06/30/06			09/30/07			
Operations							
PHA-WIDE	06/30/06			09/30/07			
Management							
Improvements							
PHA-WIDE	06/30/06			09/30/07			
Administration							

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450104** Replacement Housing Factor No:	**Federal FY of Grant:** **2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	06/30/06			09/30/07			
Fees & Costs							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450103** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds	0		0	0
2	1406 Operations	77,700	84,500	84,500	0
3	1408 Management Improvements	32,500		0	0
4	1410 Administration	10,000		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	85,500	95,500	95,500	53,407
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	404,599	314,430	134,244	48,580
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0	73,369	73,369	58,053
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	610,299		387,613	160,040
22	Amount of line 21 Related to LBP Activities	0		0	0

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450103** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450103** 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	
TN054-001	HVAC Installation	1460	58 units	176,551	0	0	0	Deleted
Unnamed	Exterior Doors (continued)	1460	13 units	0	29,344	29,344	24,290	In Progress
	Security Screen Doors	1460	130 units	0	63,700	63,700	0	In Progress
TN054-002	HVAC Installation	1460	20 units	110,000	62,138	0	0	09/05
Mose Hardwick	Exterior Doors	1460	20 units	0	31,400	31,400	24,290	In Progress
	Security Screen Doors	1460	20 units	0	9,800	9,800	0	In Progress
TN054-003b	HVAC Installation	1460	20 units	118,048		0	0	09/05
Montgomery								
PHA-WIDE	Operating Expense	1406	1	77,700	84,500	84,500	0	In Progress
Operations								
PHA-WIDE	Computer Software	1408	1	4,500		0	0	09/05
Management	Staff Training	1408	1	3,000		0	0	09/05
Improvements	Resident Service Coordinator	1408	1	25,000		0	0	09/05

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450103** 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	
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	5,000		0	0	09/05
Administration	Advertising	1410	1	2,000		0	0	09/05
	Travel Expense	1410	1	3,000		0	0	09/05
PHA-WIDE	A/E Fees	1430	1	58,000		58,000	39,207	In Progress
Fees & Costs	PHA Agency Plan Update	1430	1	3,000		3,000	3,000	Completed
	Consultant Fees for Env. Rev.	1430	1	1,500		1,500	1,200	Completed
	Management Fees	1430	1	5,000		5,000	0	In Progress
	Clerk-of-the-Works	1430	1	18,000		18,000	0	In Progress
	Consultant Fees for Utility Study	1430	1	0	5,000	5,000	5,000	Completed
	Consultant Fees for Energy Audit	1430	1	0	5,000	5,000	5,000	Completed
PHA-WIDE	Maintenance Building Renovations	1470	1 building	0	73,369	73,369	58,053	In Progress
Nondwelling								
Structures								

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450103** Replacement Housing Factor No:	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN054-001	06/30/05			09/30/06			
Unnamed							
TN054-002	06/30/05			09/30/06			
Mose Hardwick							
TN054-003b	06/30/05			09/30/06			
Montgomery							
PHA-WIDE	06/30/05			09/30/06			
Operations							
PHA-WIDE	06/30/05			09/30/06			
Management							
Improvements							
PHA-WIDE	06/30/05			09/30/06			
Administration							
PHA-WIDE	06/30/05			09/30/06			
Fees & Costs							

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450103** Replacement Housing Factor No:	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	NA	06/30/05		NA	06/30/05		
Nondwelling							
Structures							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450203** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	0		0	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	0		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	121,630		121,630	44,354
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	121,630		121,630	44,354
22	Amount of line 21 Related to LBP Activities	0		0	0

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450203** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450203** 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	
PHA-WIDE	Maintenance Building Renovations	1470	1 building	121,630		121,630	44,353	In Progress
Nondwelling								
Structures								

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450203** Replacement Housing Factor No:	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	02/13/06		06/30/04	02/13/07			
Nondwelling							
Structures							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450102** Replacement Housing Factor Grant No:	**2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	74,000		74,000	74,000
3	1408 Management Improvements	7,500		7,500	0
4	1410 Administration	10,000		10,000	128
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	58,061		58,061	38,925
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	112,000		112,000	112,000
10	1460 Dwelling Structures	435,991		435,991	346,367
11	1465.1 Dwelling Equipment—Nonexpendable	39,196		39,196	18,010
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	5,000		5,000	342
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	741,748		741,748	589,772

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450102** Replacement Housing Factor Grant No:	**2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450102** 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	
TN054-001	HVAC Installation	1460	36 units	185,691	0	0	0	Deleted
Unnamed	Exterior Doors	1460	117 units	0	183,905	183,905	94,281	In Progress
TN054-003a	Abandon Gas Lines	1450	80 units	112,000		112,000	112,000	Completed
Lay/Elrod	Electrical Upgrades	1460	80 units	0		0	0	Deleted
	HVAC Installation	1460	80 units	250,300	252,086	252,086	252,086	Completed
	Install Electric Ranges	1465.1	80 units	36,000		36,000	18,010	In Progress
	Install Electric Water Heaters	1465.1	80 units	3,196		3,196	0	In Progress
PHA-WIDE	Operating Expense	1406	1	74,000		74,000	74,000	Completed
Operations								
PHA-WIDE	Computer Software	1408	1	4,500		4,500	0	In Progress
Management	Staff Training	1408	1	3,000		3,000	0	In Progress
Improvements	Resident Service Coordinator	1408	1	0		0	0	Deleted
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	5,000		5,000	0	In Progress
Administration	Advertising	1410	1	2,000		2,000	128	In Progress
	Travel Expense	1410	1	3,000		3,000	0	In Progress

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450102** 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	
PHA-WIDE	A/E Fees	1430	1	26,361		26,361	25,225	In Progress
Fees & Costs	PHA Agency Plan Update	1430	1	2,500		2,500	2,500	Completed
	Consultant Fees for Env. Rev.	1430	1	1,200		1,200	1,200	Completed
	Management Fees	1430	1	10,000		10,000	10,000	Completed
	Clerk-of-the-Works	1430	1	18,000		18,000	0	In Progress
PHA-WIDE	Relocation Expense	1495.1	1	5,000		5,000	342	In Progress
Relocation								

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450102** Replacement Housing Factor 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	
TN054-001	06/30/04			09/30/05			
Unnamed							
TN054-003a	06/30/04			09/30/05			
Lay/Elrod							
PHA-WIDE	06/30/04			09/30/05			
Operations							
PHA-WIDE	06/30/04			09/30/05			
Management							
Improvements							
PHA-WIDE	06/30/04			09/30/05			
Administration							
PHA-WIDE	06/30/04			09/30/05			
Fees & Costs							
PHA-WIDE	06/30/04			09/30/05			
Relocation							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450101** Replacement Housing Factor Grant No:	**2001**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	78,042		78,042	78,042
3	1408 Management Improvements	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	80,559		80,559	80,559
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	93,800		93,800	93,800
10	1460 Dwelling Structures	525,004		525,004	525,004
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	777,405		777,405	777,405
22	Amount of line 21 Related to LBP Activities	0		0	0

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Cleveland Housing Authority	Capital Fund Program Grant No: **TN37P05450101** Replacement Housing Factor Grant No:	**2001**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450101** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN054-001	Additional Parking	1450	24 spaces	93,800		93,800	93,800	Completed
Unnamed	Exterior Doors	1460	130 units	0		0	0	Deleted
	Interior Doors	1460	130 units	0		0	0	Deleted
	Screen/Storm Doors	1460	130 units	0		0	0	Deleted
	Exterior Painting	1460	130 units	0		0	0	Deleted
	Interior Painting	1460	130 units	0		0	0	Deleted
	HVAC Installation	1460	36 units	111,200		111,200	111,200	Completed
TN054-002	Screen/Storm Doors	1460	20 units	0		0	0	Deleted
Mose Hardwick	Heating	1460	20 units	0		0	0	Deleted
TN054-003a	Electrical Upgrades	1460	80 units	302,200		302,200	302,200	Completed
Lay/Elrod	Electrical Water Heater Upgrades	1460	80 units	72,804		72,804	72,804	Completed
TN054-005	Gutters/Downspouts	1460	5 buildings	38,800		38,800	38,800	Completed
Unnamed								
PHA-WIDE	Operating Expense	1406	1	78,042		78,042	78,042	Completed
Operations								

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

PHA Name: **Cleveland Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P05450101** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Computer Software	1408	1	0		0	0	Deleted
Management	Staff Training	1408	1	0		0	0	Deleted
Improvements	VISTA Program	1408	1	0		0	0	Deleted
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	0		0	0	Deleted
Administration	Advertising	1410	1	0		0	0	Deleted
	Travel Expense	1410	1	0		0	0	Deleted
PHA-WIDE	A/E Fees	1430	1	72,776		72,776	72,776	Completed
Fees & Costs	PHA Agency Plan Update	1430	1	2,500		2,500	2,500	Completed
	Consultant Fees for Env. Rev.	1430	1	1,200		1,200	1,200	Completed
	Management Fees	1430	1	4,083		4,083	4,083	Completed
	Clerk-of-the-Works	1430	1	0		0	0	Deleted

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450101** Replacement Housing Factor No:	**Federal FY of Grant: 2001**

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	
TN054-001	06/30/03		06/30/03	09/30/04		09/30/04	
Unnamed							
TN054-002	06/30/03		06/30/03	09/30/04		09/30/04	
Mose Hardwick							
TN054-003a	06/30/03		06/30/03	09/30/04		09/30/04	
Lay/Elrod							
TN054-005	06/30/03		06/30/03	09/30/04		09/30/04	
Unnamed							
PHA-WIDE	06/30/03		06/30/03	09/30/04		09/30/04	
Operations							
PHA-WIDE	06/30/03		06/30/03	09/30/04		09/30/04	
Management							
Improvements							
PHA-WIDE	06/30/03		06/30/03	09/30/04		09/30/04	
Administration							

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

PHA Name: **Cleveland Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P05450101** Replacement Housing Factor No:	**Federal FY of Grant:** **2001**

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	06/30/03		06/30/03	09/30/04		09/30/04	
Fees & Costs							

Optional Public Housing Asset Management Table **Not Applicable**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*