

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2010

Streamlined Annual Plan for Fiscal Year 2005-06

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Tennessee Housing Development Agency **PHA Number:** TN903

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

PHA Programs Administered:

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

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

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

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices

Other (list below)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2010

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here):
To be the lead state agency promoting safe, sound and affordable housing to those in need and promoting housing choice free from discrimination.

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)
 - Improve voucher management: (SEMAP score) 96

- Increase customer satisfaction:
 - * *THDA currently mails tenant notices regarding major changes in policy and procedure, in addition to reviewing major policy and procedural changes with families at annual recertification. This practice will continue throughout the five-year period.*
 - * *THDA has a detailed complaint process for tenants and landlords. Section 8 families and landlords may complain verbally or in writing to heir local Section 8 field office manager. Families may also complain in writing to the Assistant Director or Director of Rental Assistance. A record of verbal complaints is kept in the tenant file, and a complaint log of written complaints is maintained in the Central Office, and all complaints are answered within 15 days. THDA will continue this practice throughout the five-year period..*
 - * *A landlord survey to gauge satisfaction with current agency practices was sent to participating landlords in late 2004). The survey tool and results are contained in attachment c & d of this Plan. A tenant survey is planned to follow in the next fiscal year.*

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

- **THDA has an extensive quality control process to ensure proper administration, including quarterly audits based on HUD's Rental Integrity Monitoring model.*
- **Quarterly meetings are currently and will continue to be conducted by Central Office administrators with regional field personnel. Topics include: RIM audits, SEMAP indicators, HQS and administrative policy and procedure updates.*
- **Monthly meetings are conducted and will continue to be conducted with regional field office managers with field office personnel. Topics include: quarterly RIM audit findings; policy and procedure updates; and particular landlord/tenant concerns*
- **Annual statewide staff meetings are currently and will continue to be conducted with all field staff. Topics include: RIM audits, SEMAP, administrative policy and procedure updates, management training (for supervisors), client relations, PIC, Section 8 software, safety and Fair Housing.*
- **Central office administrators currently and will continue to attend training conducted by Quadel Corporation, Nan McKay, TAHRA and HUD at least annually, when offered.*

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
 - **As requested by HUD. In fiscal year 2004-05, THDA provided replacement vouchers to one project based conversion for a group home in Wayne County.*
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
THDA currently and will continue to maintain extensive landlord listings for every county in our jurisdiction. The lists include a variety of landlords in locations throughout each regional area. The lists are provided to families at their initial briefing and any time a family requests to relocate.

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards:
Although THDA continues to conduct a payment standard analysis and has found the current payment standards inadequate compared to market rents for modest rental units in many of our market areas, THDA has been unable to increase payment standards in the past two fiscal years due to current funding formulas, which link funding reimbursements to May, June and July 2003 expenditures and reimburse through a dollar based system. Increasing the payment standards at this time will increase the per voucher cost, and will result in fewer families assisted. As of March 2005, with current payment standards, funding failed to cover the cost of 275 of THDA's 5,865 allocated vouchers.
- Implement voucher homeownership program:
THDA launched the program in fiscal year 2002-2003, and THDA has assisted 32 families with home purchase since the program's inception.
- 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:
**THDA recently adopted a preference for families with a head, spouse or co-head employed for the past 12 months at least 25 hours per week or earning at least \$128.75 per week.*
- Provide or attract supportive services to improve assistance recipients' employability:
**THDA currently administers an FSS Program with 229 participants and 122 or 61 % earning escrow. During calendar year 2004, THDA graduated 28 FSS participants and distributed a total of \$74,861 dollars in escrow to these graduates.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
**THDA works cooperatively with the state Department of Mental Health/Developmental Disabilities to ensure that disabled Section 8 participants have access to the supportive services they need.
*THDA was awarded 50 mainstream vouchers in FYE'04, and 70 Fair Share vouchers in FYE'03.
THDA's Family Self Sufficiency program coordinating committee includes members from organizations that assist disabled persons with self sufficiency.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
**THDA field personnel accommodate disabled families' special needs in locating suitable housing. This includes holding individual briefings with disabled families, working with landlords to modify existing units to meet disabled families' needs, offering voucher extensions if a family is unable to locate a unit that accommodates their special needs, and working with disabled families to file Fair Housing complaints if they feel that they have been discriminated against when searching for suitable housing.*
 - Other: (list below)
**THDA currently provides and will continue to provide Fair Housing sensitivity training to all Section 8 staff. The training emphasizes recognizing and eliminating discrimination in housing choice.
*THDA currently includes the HUD Discrimination Complaint form and an explanation of Fair Housing in the Applicant briefing materials.
THDA currently distributes information pamphlets in our regional offices

provided by West Tennessee Legal Services.

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 20__

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 20__ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the Waiting List Anderson County			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	104		26
Extremely low income <=30% AMI	92	88%	
Very low income (>30% but <=50% AMI)	10	10%	
Low income (>50% but <80% AMI)	2	.96%	
Families with children	93	89%	
Elderly families	0	0%	
Families with Disabilities	10	10%	
White, Non-Hispanic	86	83%	
Black, Non-Hispanic	14	13%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	4	4%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months) 18 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>Families with a Natural Disaster Preference</i>			

Housing Needs of Families on the Waiting List Bedford County

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
Waiting list total	40		10
Extremely low income <=30% AMI	35	87.5%	
Very low income (>30% but <=50% AMI)	4	10%	
Low income (>50% but <80% AMI)	1	2.5%	
Families with children	30	75%	
Elderly families	2	5%	
Families with Disabilities	2	5%	
White, Non-Hispanic	27	67.5%	
Black, Non-Hispanic	12	30%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	2.5%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 12 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Benton County

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
Waiting list total	45		11
Extremely low income <=30% AMI	36	80%	
Very low income (>30% but <=50% AMI)	7	15.5%	
Low income (>50% but <80% AMI)	2	4.5%	
Families with children	28	62%	
Elderly families	1	1%	
Families with Disabilities	11	24%	
White, Non-Hispanic	35	78%	
Black, Non-Hispanic	10	22%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	2%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Blount County

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
Waiting list total	13		3
Extremely low income <=30% AMI	13	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	10	77%	
Elderly families	3	23%	
Families with Disabilities	0	0%	
White, Non-Hispanic	7	54%	
Black, Non-Hispanic	5	39%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	7%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Campbell County

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
Waiting list total	15		3
Extremely low income <=30% AMI	12	80%	
Very low income (>30% but <=50% AMI)	3	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	10	67%	
Elderly families	0	0%	
Families with Disabilities	3	20%	
White, Non-Hispanic	15	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Cannon County**

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
Waiting list total	4		1
Extremely low income <=30% AMI	3	75%	
Very low income (>30% but <=50% AMI)	1	25%	
Low income (>50% but <80% AMI)	0	0	
Families with children	2	50%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	3	75%	
Black, Non-Hispanic	1	25%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Carroll County

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
Waiting list total	122		11
Extremely low income <=30% AMI	104	85%	
Very low income (>30% but <=50% AMI)	17	14%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	65	53%	
Elderly families	6	1%	
Families with Disabilities	42	34%	
White, Non-Hispanic	70	57%	
Black, Non-Hispanic	48	39%	
Asian Pacific	0	0%	
Other, Non-Hispanic	4	1%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Cheatham County**

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
Waiting list total	142		36
Extremely low income <=30% AMI	128	91%	
Very low income (>30% but <=50% AMI)	14	9%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	112	79%	
Elderly families	4	.5%	
Families with Disabilities	16	11%	
White, Non-Hispanic	77	54%	
Black, Non-Hispanic	63	44%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	3	2%	

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

If yes:

How long has it been closed (# of months)? 16 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Chester County

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
Waiting list total	20		4
Extremely low income <=30% AMI	19	95%	
Very low income (>30% but <=50% AMI)	1	5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	17	85%	
Elderly families	1	.5%	
Families with Disabilities	4	20%	
White, Non-Hispanic	13	65%	
Black, Non-Hispanic	7	35%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 4 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Claiborne County

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
Waiting list total	6		3
Extremely low income <=30% AMI	6	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	4	67%	
Elderly families	0	0%	
Families with Disabilities	2	33%	
White, Non-Hispanic	6	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Cocke County

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
Waiting list total	14		
Extremely low income <=30% AMI	10	71%	
Very low income (>30% but <=50% AMI)	4	29%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	6	43%	
Elderly families	0	0%	
Families with Disabilities	6	43%	
White, Non-Hispanic	13	97%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	7%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Coffee County

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
Waiting list total	107		27
Extremely low income <=30% AMI	82	76%	
Very low income (>30% but <=50% AMI)	21	19%	
Low income (>50% but <80% AMI)	4	3%	
Families with children	74	69%	
Elderly families	11	1%	
Families with Disabilities	27	3%	
White, Non-Hispanic	83	77%	
Black, Non-Hispanic	24	22%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 month

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Crockett County

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
Waiting list total	68		17
Extremely low income <=30% AMI	47	69%	
Very low income (>30% but <=50% AMI)	18	27%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	52	76%	
Elderly families	1	2%	
Families with Disabilities	17	25%	
White, Non-Hispanic	13	36%	
Black, Non-Hispanic	22	61%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	2%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Cumberland County

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
Waiting list total	25		6
Extremely low income <=30% AMI	22	88%	
Very low income (>30% but <=50% AMI)	3	12%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	17	68%	
Elderly families	0	0%	
Families with Disabilities	4	16%	
White, Non-Hispanic	25	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Decatur County

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
Waiting list total	28		7
Extremely low income <=30% AMI	23	82%	
Very low income (>30% but <=50% AMI)	4	14%	
Low income (>50% but <80% AMI)	1	4%	
Families with children	18	64%	
Elderly families	1	1%	
Families with Disabilities	14	50%	
White, Non-Hispanic	19	68%	
Black, Non-Hispanic	9	32%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Dyer County

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
Waiting list total	178		21
Extremely low income <=30% AMI	144	81%	
Very low income (>30% but <=50% AMI)	30	17%	
Low income (>50% but <80% AMI)	4	2%	
Families with children	131	71%	
Elderly families	7	1%	
Families with Disabilities	42	24%	
White, Non-Hispanic	59	33%	
Black, Non-Hispanic	109	60%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 3 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Fayette County

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
Waiting list total	0		0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Fentress County

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
Waiting list total	7		2
Extremely low income <=30% AMI	7	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	6	86%	
Elderly families	0	0%	
Families with Disabilities	1	14%	
White, Non-Hispanic	5	71%	
Black, Non-Hispanic	2	29%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Franklin County

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
Waiting list total	0		0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Gibson County

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
Waiting list total	300		12
Extremely low income <=30% AMI	240	80%	
Very low income (>30% but <=50% AMI)	60	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	225	76%	
Elderly families	12	1%	
Families with Disabilities	69	23%	
White, Non-Hispanic	93	31%	
Black, Non-Hispanic	204	68%	
Asian Pacific	0	0%	
Other, Non-Hispanic	2	1%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Giles County

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
Waiting list total	52		13
Extremely low income <=30% AMI	45	87%	
Very low income (>30% but <=50% AMI)	7	13%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	47	91%	
Elderly families	5	9%	
Families with Disabilities	0	0%	
White, Non-Hispanic	30	58%	
Black, Non-Hispanic	22	42%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 year

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Grainger County

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
Waiting list total	38		10
Extremely low income <=30% AMI	29	76%	
Very low income (>30% but <=50% AMI)	8	21%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	21	55%	
Elderly families	2	5%	
Families with Disabilities	13	34%	
White, Non-Hispanic	37	97%	
Black, Non-Hispanic	1	2%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 9 months

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 *Families with a Local Preference*

**Housing Needs of Families on the Waiting List
 Hamblen County**

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
Waiting list total	10		7
Extremely low income <=30% AMI	10	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	70%	
Elderly families	0	0%	
Families with Disabilities	3	30%	
White, Non-Hispanic	10	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Hardeman County

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
Waiting list total	86		22
Extremely low income <=30% AMI	75	87%	
Very low income (>30% but <=50% AMI)	8	9%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	71	83%	
Elderly families	1	1%	
Families with Disabilities	13	15%	
White, Non-Hispanic	12	14%	
Black, Non-Hispanic	74	86%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 6 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Hardin County

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
Waiting list total	0		0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Haywood County

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
Waiting list total	142		36
Extremely low income <=30% AMI	97	68%	
Very low income (>30% but <=50% AMI)	36	25%	
Low income (>50% but <80% AMI)	10	7%	
Families with children	114	80%	
Elderly families	2	1%	
Families with Disabilities	10	6%	
White, Non-Hispanic	14	8%	
Black, Non-Hispanic	143	90%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	1	0%	

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

If yes:

How long has it been closed (# of months)? 31 months

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 *Families with a Local Preference*

Housing Needs of Families on the Waiting List Henderson County

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
Waiting list total	0	0%	0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Henry County

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
Waiting list total	71		18
Extremely low income <=30% AMI	56	79%	
Very low income (>30% but <=50% AMI)	13	18%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	51	72%	
Elderly families	3	1%	
Families with Disabilities	23	32%	
White, Non-Hispanic	38	54%	
Black, Non-Hispanic	32	45%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	1%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 3 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Hickman County

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
Waiting list total	81		20
Extremely low income <=30% AMI	68	84%	
Very low income (>30% but <=50% AMI)	10	12%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	52	64%	
Elderly families	3	%	
Families with Disabilities	7	6%	
White, Non-Hispanic	72	89%	
Black, Non-Hispanic	9	11%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 month

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Houston County

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
Waiting list total	74		19
Extremely low income <=30% AMI	60	81%	
Very low income (>30% but <=50% AMI)	14	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	55	74%	
Elderly families	3	1%	
Families with Disabilities	20	27%	
White, Non-Hispanic	57	77%	
Black, Non-Hispanic	15	20%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	2	2%	

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

If yes:

How long has it been closed (# of months)? 9 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Humphreys County

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
Waiting list total	0		0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Jackson County

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
Waiting list total	24		6
Extremely low income <=30% AMI	24	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	14	58%	
Elderly families	3	13%	
Families with Disabilities	7	29%	
White, Non-Hispanic	23	96%	
Black, Non-Hispanic	1	4%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Jefferson County

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
Waiting list total	47		12
Extremely low income <=30% AMI	35	75%	
Very low income (>30% but <=50% AMI)	12	25%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	35	75%	
Elderly families	5	1%	
Families with Disabilities	10	22%	
White, Non-Hispanic	40	85%	
Black, Non-Hispanic	6	12%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	1	3%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Knox County

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
Waiting list total	153		38
Extremely low income <=30% AMI	151	99%	
Very low income (>30% but <=50% AMI)	2	1%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	118	77%	
Elderly families	4	1%	
Families with Disabilities	29	19%	
White, Non-Hispanic	41	27%	
Black, Non-Hispanic	112	73%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 18 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Lake County

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
Waiting list total	24		6
Extremely low income <=30% AMI	21	88%	
Very low income (>30% but <=50% AMI)	3	12%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	15	63%	
Elderly families	1	1%	
Families with Disabilities	3	13%	
White, Non-Hispanic	11	44%	
Black, Non-Hispanic	13	56%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 3 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Lauderdale County

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
Waiting list total	281		70
Extremely low income <=30% AMI	222	79%	
Very low income (>30% but <=50% AMI)	48	17%	
Low income (>50% but <80% AMI)	11	4%	
Families with children	230	82%	
Elderly families	9	1%	
Families with Disabilities	14	5%	
White, Non-Hispanic	45	16%	
Black, Non-Hispanic	225	80%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	11	4%	

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

If yes:

How long has it been closed (# of months)? 46 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Lawrence County**

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
Waiting list total	153		38
Extremely low income <=30% AMI	138	90%	
Very low income (>30% but <=50% AMI)	14	9%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	89	58%	
Elderly families	10	1%	
Families with Disabilities	1	1%	
White, Non-Hispanic	138	90%	
Black, Non-Hispanic	15	10%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 5 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Lewis County**

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
Waiting list total	18		5
Extremely low income <=30% AMI	16	89%	
Very low income (>30% but <=50% AMI)	1	5.5%	
Low income (>50% but <80% AMI)	1	5.5%	
Families with children	16	89%	
Elderly families	0	0%	
Families with Disabilities	2	11%	
White, Non-Hispanic	15	83%	
Black, Non-Hispanic	3	17%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 6 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Lincoln County

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
Waiting list total	25		6
Extremely low income <=30% AMI	23	92%	
Very low income (>30% but <=50% AMI)	2	8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	17	68%	
Elderly families	2	8%	
Families with Disabilities	2	8%	
White, Non-Hispanic	15	60%	
Black, Non-Hispanic	10	40%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 month

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Loudon County**

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
Waiting list total	10		3
Extremely low income <=30% AMI	10	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	9	90%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	9	92%	
Black, Non-Hispanic	1	8%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Macon County

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
Waiting list total	13		3
Extremely low income <=30% AMI	11	85%	
Very low income (>30% but <=50% AMI)	2	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	9	69%	
Elderly families	0	0%	
Families with Disabilities	6	46%	
White, Non-Hispanic	12	92%	
Black, Non-Hispanic	1	8%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Madison County

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
Waiting list total	208		52
Extremely low income <=30% AMI	177	85%	
Very low income (>30% but <=50% AMI)	29	14%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	164	79%	
Elderly families	2	1%	
Families with Disabilities	29	14%	
White, Non-Hispanic	23	11%	
Black, Non-Hispanic	185	89%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 6 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Marshall County**

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
Waiting list total	62		16
Extremely low income <=30% AMI	59	95%	
Very low income (>30% but <=50% AMI)	3	5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	30	48%	
Elderly families	2	3%	
Families with Disabilities	1	2%	
White, Non-Hispanic	47	75%	
Black, Non-Hispanic	15	25%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 3 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Maury County

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
Waiting list total	35		9
Extremely low income <=30% AMI	34	97%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	1	3%	
Families with children	29	83%	
Elderly families	1	3%	
Families with Disabilities	1	3%	
White, Non-Hispanic	14	40%	
Black, Non-Hispanic	21	60%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 26 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List McNairy County

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
Waiting list total	46		8
Extremely low income <=30% AMI	41	89%	
Very low income (>30% but <=50% AMI)	5	11%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	26	56%	
Elderly families	1	1%	
Families with Disabilities	23	50%	
White, Non-Hispanic	36	78%	
Black, Non-Hispanic	10	22%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 7 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Monroe County

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
Waiting list total	1		1
Extremely low income <=30% AMI	1	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1	100%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	1	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Montgomery County

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
Waiting list total	140		35
Extremely low income <=30% AMI	122	87%	
Very low income (>30% but <=50% AMI)	15	11%	
Low income (>50% but <80% AMI)	3	3%	
Families with children	102	73%	
Elderly families	0	0%	
Families with Disabilities	2	2%	
White, Non-Hispanic	41	29%	
Black, Non-Hispanic	99	71%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 1 month

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Moore County**

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
Waiting list total	18		4
Extremely low income <=30% AMI	17	95%	
Very low income (>30% but <=50% AMI)	1	5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	15	84%	
Elderly families	0	0%	
Families with Disabilities	1	6%	
White, Non-Hispanic	13	72%	
Black, Non-Hispanic	5	28%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Morgan County

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
Waiting list total	4		1
Extremely low income <=30% AMI	3	75%	
Very low income (>30% but <=50% AMI)	1	25%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	4	100%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	4	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Obion County

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
Waiting list total	69		2
Extremely low income <=30% AMI	62	90%	
Very low income (>30% but <=50% AMI)	7	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	52	75%	
Elderly families	1	1%	
Families with Disabilities	16	23%	
White, Non-Hispanic	25	36%	
Black, Non-Hispanic	44	64%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Overton County

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
Waiting list total	56		14
Extremely low income <=30% AMI	48	86%	
Very low income (>30% but <=50% AMI)	7	13%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	31	55%	
Elderly families	3	5%	
Families with Disabilities	11	20%	
White, Non-Hispanic	54	96%	
Black, Non-Hispanic	1	2%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	1	2%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Perry County

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
Waiting list total	13		3
Extremely low income <=30% AMI	12	92%	
Very low income (>30% but <=50% AMI)	1	8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	54%	
Elderly families	0	0%	
Families with Disabilities	4	31%	
White, Non-Hispanic	8	62%	
Black, Non-Hispanic	5	38%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 4 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Pickett County

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
Waiting list total	3		1
Extremely low income <=30% AMI	3	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	3	100%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	3	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Putnam County

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
Waiting list total	190		48
Extremely low income <=30% AMI	179	94%	
Very low income (>30% but <=50% AMI)	10	5%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	112	59%	
Elderly families	7	4%	
Families with Disabilities	27	14%	
White, Non-Hispanic	169	89%	
Black, Non-Hispanic	15	8%	
Asian Pacific	2	1%	
Other, Non-Hispanic	2	1%	
Hispanic	2	1%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Roane County

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
Waiting list total	46		12
Extremely low income <=30% AMI	42	91%	
Very low income (>30% but <=50% AMI)	3	7%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	29	63%	
Elderly families	2	4%	
Families with Disabilities	8	17%	
White, Non-Hispanic	39	85%	
Black, Non-Hispanic	7	15%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Robertson County**

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
Waiting list total	69		17
Extremely low income <=30% AMI	62	90%	
Very low income (>30% but <=50% AMI)	7	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	49	71%	
Elderly families	6	9%	
Families with Disabilities	0	0%	
White, Non-Hispanic	26	37%	
Black, Non-Hispanic	43	63%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 45 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Rutherford County

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
Waiting list total	177		44
Extremely low income <=30% AMI	159	90%	
Very low income (>30% but <=50% AMI)	14	8%	
Low income (>50% but <80% AMI)	4	2%	
Families with children	122	69%	
Elderly families	9	5%	
Families with Disabilities	0	11%	
White, Non-Hispanic	62	35%	
Black, Non-Hispanic	115	62%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Scott County

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
Waiting list total	12		3
Extremely low income <=30% AMI	11	92%	
Very low income (>30% but <=50% AMI)	1	8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	6	50%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	12	100%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Sevier County

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
Waiting list total	32		8
Extremely low income <=30% AMI	29	91%	
Very low income (>30% but <=50% AMI)	2	6%	
Low income (>50% but <80% AMI)	1	3%	
Families with children	22	69%	
Elderly families	4	13%	
Families with Disabilities	12	38%	
White, Non-Hispanic	29	91%	
Black, Non-Hispanic	2	6%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	3%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Shelby County

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
Waiting list total	371		93
Extremely low income <=30% AMI	371	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	334	90%	
Elderly families	4	1%	
Families with Disabilities	8	2%	
White, Non-Hispanic	4	1%	
Black, Non-Hispanic	367	99%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	15	4%	

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

If yes:

How long has it been closed (# of months)? 74 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Smith County

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
Waiting list total	2		1
Extremely low income <=30% AMI	2	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	1	50%	
Black, Non-Hispanic	1	50%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Stewart County

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
Waiting list total	0		0
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	0	0%	
Black, Non-Hispanic	0	0%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Sumner County

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
Waiting list total	66		17
Extremely low income <=30% AMI	62	94%	
Very low income (>30% but <=50% AMI)	4	6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	48	73%	
Elderly families	3	5%	
Families with Disabilities	0	0%	
White, Non-Hispanic	25	38%	
Black, Non-Hispanic	41	61%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 42 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Tipton County

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
Waiting list total	150		38
Extremely low income <=30% AMI	126	84%	
Very low income (>30% but <=50% AMI)	22	15%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	116	77%	
Elderly families	1	1%	
Families with Disabilities	15	10%	
White, Non-Hispanic	36	24%	
Black, Non-Hispanic	114	76%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 42 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Trousdale County**

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
Waiting list total	91		23
Extremely low income <=30% AMI	70	77%	
Very low income (>30% but <=50% AMI)	14	15%	
Low income (>50% but <80% AMI)	7	8%	
Families with children	64	70%	
Elderly families	1	1%	
Families with Disabilities	9	9%	
White, Non-Hispanic	32	35%	
Black, Non-Hispanic	59	65%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 6 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Union County**

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
Waiting list total	41		10
Extremely low income <=30% AMI	39	95%	
Very low income (>30% but <=50% AMI)	2	5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	25	61%	
Elderly families	7	2%	
Families with Disabilities	14	34%	
White, Non-Hispanic	39	95%	
Black, Non-Hispanic	2	5%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Van Buren County

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
Waiting list total	3		1
Extremely low income <=30% AMI	3	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	2	67%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White, Non-Hispanic	2	67%	
Black, Non-Hispanic	1	33%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 3 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Warren County

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
Waiting list total	55		14
Extremely low income <=30% AMI	42	76%	
Very low income (>30% but <=50% AMI)	9	16%	
Low income (>50% but <80% AMI)	4	7%	
Families with children	35	64%	
Elderly families	1	1%	
Families with Disabilities	20	36%	
White, Non-Hispanic	46	83%	
Black, Non-Hispanic	7	13%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	2	4%	

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

If yes:

How long has it been closed (# of months)? 1 month

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Wayne County

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
Waiting list total	0	0	0
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	0	0	
Black, Non-Hispanic	0	0	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List Weakley County

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
Waiting list total	67		17
Extremely low income <=30% AMI	51	76%	
Very low income (>30% but <=50% AMI)	15	22%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	40	70%	
Elderly families	1	2%	
Families with Disabilities	19	28%	
White, Non-Hispanic	24	36%	
Black, Non-Hispanic	41	61%	
Asian Pacific	0	0%	
Other, Non-Hispanic	1	1.5%	
Hispanic	1	1.5%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

Housing Needs of Families on the Waiting List White County

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
Waiting list total	16		4
Extremely low income <=30% AMI	16	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	3	19%	
Elderly families	1	6%	
Families with Disabilities	3	19%	
White, Non-Hispanic	14	88%	
Black, Non-Hispanic	2	12%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Williamson County**

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
Waiting list total	49		12
Extremely low income <=30% AMI	12	70%	
Very low income (>30% but <=50% AMI)	4	23%	
Low income (>50% but <80% AMI)	1	5%	
Families with children	14	82%	
Elderly families	2	11%	
Families with Disabilities	0	0%	
White, Non-Hispanic	16	33%	
Black, Non-Hispanic	33	67%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

How long has it been closed (# of months)? 2 months

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 *Families with a Natural Disaster Preference*

**Housing Needs of Families on the Waiting List
 Wilson County**

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
Waiting list total	23		6
Extremely low income <=30% AMI	23	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	11	48%	
Elderly families	0	0%	
Families with Disabilities	1	4%	
White, Non-Hispanic	11	50%	
Black, Non-Hispanic	12	50%	
Asian Pacific	0	0%	
Other, Non-Hispanic	0	0%	
Hispanic	0	0%	

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

If yes:

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

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 *Families with a Natural Disaster Preference*

B. Strategy for Addressing Needs

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

(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
**Although THDA continues to conduct a payment standard analysis and has found the current payment standards inadequate compared to market rents for modest rental units in many of our market areas, THDA has been unable to increase payment standards in the past two fiscal years due to current funding formulas, which link funding reimbursements to May, June and July 2003 expenditures and reimburse through a dollar based system. Increasing the payment standards at this time will increase the per unit voucher cost, and will result in fewer families assisted. As of March 2005, with current payment standards, funding has failed to cover the cost of 275 of THDA's 5,865 allocated vouchers.*
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -

finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
**THDA administers an array of housing programs, including a low to moderate income mortgage program, HOME grant program, ADDI grant program, and LIHTC allocation and compliance programs.*
- 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)
**With funding formulas set at a base dollar amount, while THDA would like to consider targeting a higher percentage of extremely impoverished families or those with economic hardships through our Section 8 Program, doing so will inflate the cost per voucher, and thus, reduce the number of families THDA is able to assist with current funds. Therefore, THDA will continue to strive to meet federal targeting requirements for income but will not preference families with economic hardships.*

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
**THDA recently adopted a preference for families with a head, spouse or co-head employed for the past 12 months at least 25 hours per week or earning at least \$128.75 per week.*
- 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
**THDA was awarded 50 mainstream vouchers in FYE'04, and 70 Fair Share vouchers in FYE'03.*
- Affirmatively market to local non-profit agencies that assist families with disabilities
**THDA regularly meets with state and local level disabilities groups, including the state department of Mental Health/Developmental Disabilities and the Council on Developmental 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
**THDA displays county maps illustrating the areas of high poverty or minority concentration in each field office and explains the maps during issuance briefings.*
- Market the section 8 program to owners outside of areas of poverty /minority concentrations'
- Other: (list below)
**A description of Fair Housing and the HUD Housing Discrimination form are included in the THDA Applicant Booklet, and available separately in the regional field offices.*
**Fair Housing is discussed at tenant briefings.*
** Fair Housing training is conducted with Section 8 staff.*
**A Fair Housing Officer is assigned to work with families that report housing discrimination.*

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005-06 grants)	\$29,203,009	Housing Choice Voucher
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$25,638,021	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below): <i>FSS Coord.</i>	\$154,103	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$29,203,009	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

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)

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- 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.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

complete. If yes, continue to the next question.

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

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

B. Section 8

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

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- *Drug-related criminal activity within the past 12 month period.*
- *Violent criminal activity within the past 12 month period.*
- *Alcohol-related criminal activity within the past 12 month period.*
- *Sex offenses, in addition to lifetime sex offender registrants that occurred against a minor (lifetime penalty) or other sex offenses that occurred within the past ten years.*
- *Other criminal activities within the past 12 month period that are determined a threat to the health and safety of the community.*
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- *For all new admissions, and for assisted families who declare an arrest or conviction on the Personal Declaration; and for assisted families when THDA has information that a criminal act has been committed by a member of an assisted family.*
- *Records are researched by a private company who searches local courthouse and law enforcement records at the county level.*

- 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)

**Information regarding the families' previous rental history, such as evictions, and the names of previous landlords.*

(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)

**Regional field offices in: Cookeville, Covington, Erin, Knoxville, Lewisburg, Madison, Milan, Selmer and Tullahoma.*

(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:

**As a reasonable accommodation for persons with disabilities who have been unable to locate a unit to meet their needs within 60 days.*

(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):
**Natural disaster victims (in past 6 months prior to application) who have not secured permanent replacement housing.*

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.

1 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)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
- 2 Other preference(s) (list below):
**Natural disaster victims (in past 6 months prior to application), who have not secured permanent replacement housing.*

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- 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)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
**Payment standards vary by market area or county between 90 and 110% of FMR based on local factors, such as market rents compared to Fair Market Rents, unit availability, voucher success rate and funding availability.*
**Although THDA continues to conduct a payment standard analysis and has found the current payment standards inadequate compared to market rents for modest rental units in many of our market areas, THDA has been unable to increase payment standards in the past two fiscal years due to current funding formulas, which link funding reimbursements to May, June and July 2003 expenditures and reimburse through a dollar based system. Increasing the payment standards at this time will increase the per voucher cost, and will result in fewer families assisted. As of March 2005, with current payment standards, funding failed to cover the cost of 275 of THDA's 5,865 allocated vouchers.*

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) *See above, question 1.

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)

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for

public housing in the Plan year? If yes, list developments or activities below:

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

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

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

(2) Program Description

a. Size of Program

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

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

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:

**Family must include either a disabled head or spouse, or the head or spouse must be employed full time (employment must average a minimum of 30 hours per week) and have been continuously employed during the past 24 months before commencement of homeownership assistance.*

**Non-disabled families must have annual income of at least \$12,500.*

**Disabled families must have a reliable and long-term source(s) of income such as social security, and must have income equal to at least the federal social security index times twelve months.*

**Participants must verify that they are able to secure a loan for the purchase price in their regional area to be eligible.*

**Families must be in good standing with the Section 8 Program.*

**Families must complete a minimum of 8 hours pre-purchase and 6 hours post-purchase homebuyer education and be deemed "mortgage ready" (able to secure pre-approval for a mortgage equal to the purchase price of a suitable home in their market area and afford all other homeowner expenses) by THDA and/or a non-profit partner or lender.*

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

- *Middle Tennessee region-- Affordable Housing Resources (Neighborworks Organization)-- 17 years (formerly as two separate entities, The Resource Foundation and Affordable Housing of Nashville)*
- *East Tennessee Region-- Housing Development Corporation of the Clinch Valley (Neighborworks Organization)-- 13 years; Knox Housing Partnership (Neighborworks Organization)-- 15 years*
- *West Tennessee Region-- United Housing (Neighborworks Organization)--11 years*
- *Statewide (Rural)-- USDA, Rural Development*

d. Demonstrating that it has other relevant experience (list experience below).

**The THDA Homeownership and Mortgage divisions operate a statewide mortgage program for low to moderate income families (THDA Great Start; THDA Great Rate loan products).*

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000- 2005).

- The agency planned to apply for new vouchers as awards became available. THDA applied for both Fair Share and Mainstream voucher awards and was granted 70 Fair Share vouchers and 50 Mainstream vouchers in the five year period.*
- The agency significantly improved voucher management. We began the 5 year period as an average performer under SEMAP, but progressed significantly to a high performer in the following 4 years of assessment.*
- We hoped to increase customer satisfaction and focused on this goal by providing mailings to tenants of significant policy changes: a comprehensive complaint and hearing process (including 3 levels of grievance hearings); and a landlord and tenant survey. The landlord survey was completed and a copy is attached to this Plan. The tenant survey is currently in process.*
- We worked to improve specific management functions by attending a variety of housing courses provided by HUD, Nan McKay and Quadel Consulting. In-house training was also provided to all staff on a quarterly basis. During the most recent fiscal year, a new Section 8 software system was purchased to enhance data reliability and management.*

- *We assisted the Department with providing replacement vouchers to a number of project-based opt-outs over the 5 year period (and prior). Since 1998, THDA has assisted more than 500 families in project-based opt outs throughout the state. Additionally, THDA also assumed administration for 118 vouchers as the result of other housing agencies closing their Section 8 programs.*
- *To improve landlord relationships, we conducted a number of outreach efforts to participating landlords. Unfortunately, our regional landlord meetings yielded poor attendance and results. Mailings and Internet resources have proved much more valuable in communicating with new and prospective landlords.*
- *To improve housing opportunities and voucher utilization, THDA hoped to increase voucher payment standards over the 5 year period to reflect market rents. THDA requested and was granted success rate payment standards in 32 counties with low voucher success rates during fiscal year 2002-2003. Payment standards in all other counties were set at either 100% or 110% of the Fair Market Rent dependant on market studies of reasonable rent in the counties. Beginning calendar year 2004, however, when funding formulas were changed from a unit based to a dollar based method, THDA has been unable to increase payment standards to a level that reflects market rent for moderate units in many of the areas we serve. The funding system established in 2003 caps reimbursements to voucher costs in May, June and July 2003 with a small inflationary factor applied. If THDA increases payment standards, the result will be fewer families assisted. At the time of this Plan, THDA was able to assist 275 fewer families than allocated by HUD under current and reduced payment standards.*
- *We implemented a Homeownership Voucher Program in fiscal year 2002-03 to assist our working and disabled families achieve the dream of homeownership. Since that time, 32 families have closed loans and several hundred have participated in financial and homeownership counseling with partner non-profit agencies.*
- *To increase the number of employed persons participating in our program, THDA works with more than 200 families each year in our Family Self Sufficiency Program to develop educational, employment and other life skills goals.. The program has been extremely successful throughout the 5 year period with more than 100 families graduating. In calendar year 2004, 28 families graduated from the program, free of government assistance, and earned more than \$78,000 in escrow.*

Additionally, in February 2005, THDA adopted a preference for families with 12 months of employment (at least 25 hours weekly) at the time of eligibility or earning at least \$128.75 weekly for the past 12 months.

- *To ensure equal opportunity and further fair housing, THDA has distributed HUD's housing discrimination complaint form to all participants at admission and annual recertification; accommodated special needs such as requests for voucher extensions for disabled persons in need of a reasonable accommodation; and held training with all staff in the area of fair housing.*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full

public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

b. Significant Amendment or Modification to the Annual Plan

**The following constitutes a substantial deviation to the 5 Year Plan or significant amendment to the Annual Plan:*

- changes to rent policy
- changes to admission policy
- organization of the wait list

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: *Jackie West*

Method of Selection:

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

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

**The THDA Resident Advisory Board, established under the THDA Administrative Plan, shall at a regularly scheduled meeting, elect up to five eligible persons, one of whom will become the Resident Board Member. The persons elected by the THDA Resident Advisory Board will be screened by THDA to determine whether they are eligible residents (as defined in 24 CFR Section 964.410). The name of each person elected by the THDA Resident Advisory Board shall be forwarded by THDA to the Governor of Tennessee. The Governor shall select a Resident Board Member from the persons so identified by the THDA Resident Advisory Board election and THDA screening.*

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice

to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

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

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

**THDA has implemented a homeownership voucher program to fill the gap between the rate of homeownership among the lowest income Tennesseans and the affordability of homeownership.*

**THDA currently works with the Tennessee Department of Mental Health/Developmental Disabilities to coordinate housing services (both Section 8 and State of Tennessee Rental Assistance Programs).*

**THDA offers a preference for elderly and disabled individuals.*

**THDA offers a preference for working families.*

**THDA offers a preference for natural disaster victims in order to reduce the number of temporarily homeless families.*

**THDA affirmatively furthers Fair Housing by working with Legal Services of Tennessee to offer training to our employees on Fair Housing matters. In addition, THDA employs a Fair*

Housing officer to assist with Fair Housing complaints.

**THDA Section 8 program administrators have worked with the Low Income Housing Tax Credit personnel to add provisions to the tax credit allocation point system that will hopefully improve the availability of affordable housing units in the area of the state with the greatest housing need.*

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Chapter 19 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually.	(Specify as needed) Attachment A: Org. Chart

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Attachment B: Grievance Procedures Attachment C & D: Landlord Survey

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

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

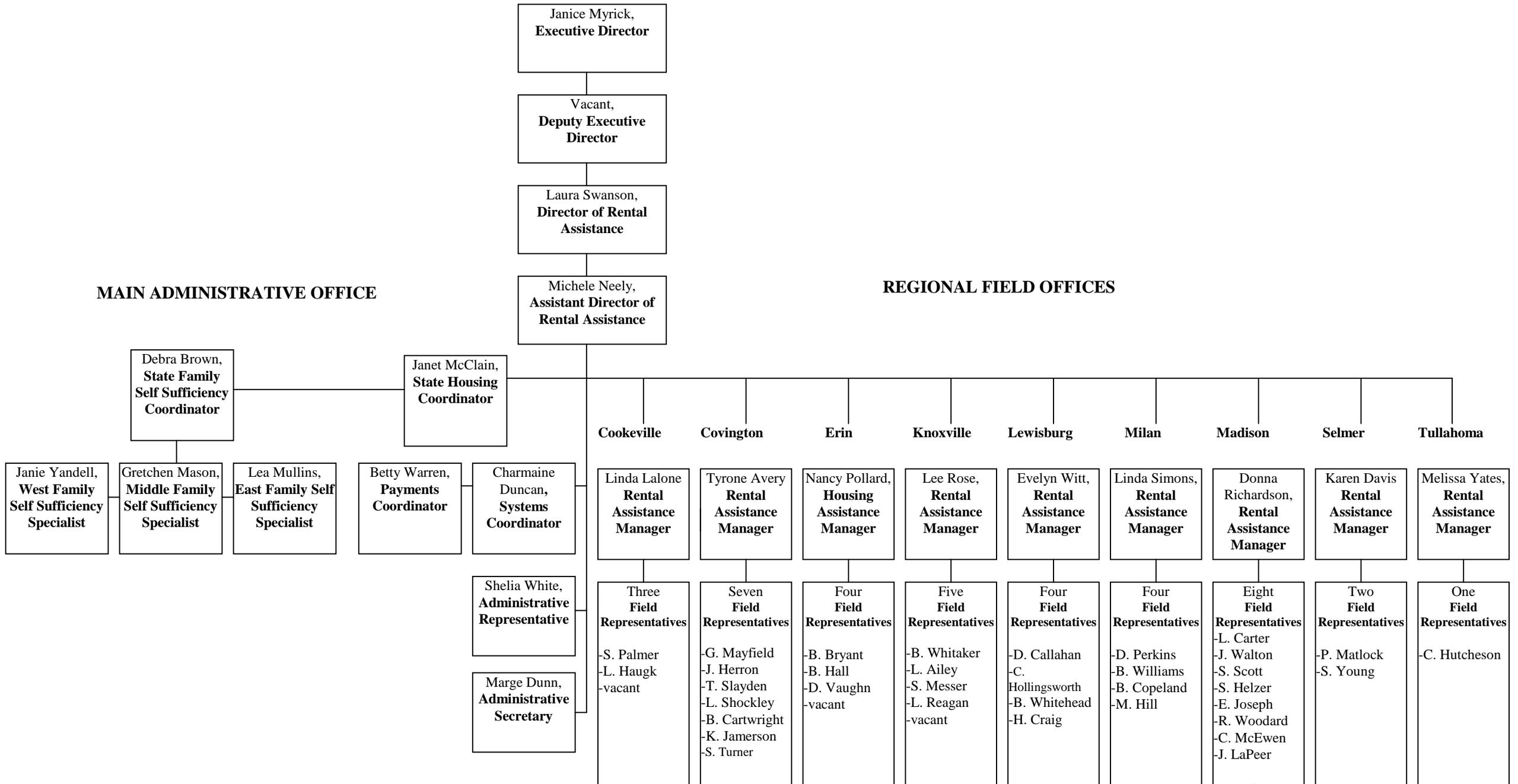
13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

TENNESSEE HOUSING DEVELOPMENT AGENCY SECTION 8 TENANT BASED ORGANIZATIONAL CHART



**TENNESSEE HOUSING DEVELOPMENT AGENCY
SUMMARY OF REVIEW/HEARING PROCEDURES FOR
SECTION 8 RENTAL ASSISTANCE PROGRAM**

1. THDA makes certain decisions about Section 8 rental assistance for applicants or participants.
2. THDA sends a written notification to the Section 8 rental assistance applicant or participant describing the decision and what the applicant or participant can do if they do not agree with the decision.

Informal Review Process:

1. If the applicant or participant does not agree with THDA's decision and properly requests an informal review within fifteen (15) days, the Housing Assistance Manager of the relevant THDA Regional Office conducts a review.
2. THDA sends a letter to the applicant or participant describing the results of the review by the Housing Assistance Manager and what the applicant or participant can do if they do not agree with the decision.
3. If the applicant or participant does not agree with the decision by the Housing Assistance Manager and properly requests further review within fifteen (15) days, a review is conducted by the Director of Rental Assistance or designee.
6. THDA sends a letter to the applicant or participant describing the results of the review by the Director of Rental Assistance or designee and what the applicant or participant can do if they do not agree with the decision.
7. If the applicant or participant does not agree with the decision made by the Director of Rental Assistance or designee, they may request, within fifteen (15) days, a Formal Review.

Formal Review Process:

1. If the applicant or participant disagrees with the decision made by the Director of Rental Assistance or designee, they may request, through the THDA Office of the General Counsel, an appeal under the Uniform Administrative Procedures Act. An administrative law judge sitting alone will hold a contested case hearing.
2. The administrative law judge will notify the applicant or participant about the hearing. After the hearing, the administrative law judge will render an initial order under T.C.A. Section 4-5-314.
3. THDA may, on its own motion, seek review of the administrative law judge's initial order by the Executive Director or designee. If THDA seeks review, written notice will be sent to all other parties within fifteen (15) days after the initial order's entry. Other parties may seek review by the Executive Director or designee, if within fifteen (15) days after the initial order's entry, written notice is provided to THDA and other parties. The Uniform Administrative Procedures Act applies to the appeal to the Executive Director or designee and any subsequent actions taken after the final order's entry by the Executive Director or designee.
6. The applicant or participant may file a petition for judicial review of the final order or decision in the Chancery Court for Davidson County within sixty (60) days of the entry of the final order in accordance with T.C.A. 4-5-322.
7. If at any point in the process, there is no proper appeal, the unappealed decision stands and can be enforced. A petition for judicial review will not stop enforcement of the decision unless so ordered by a judge.

GENERAL

Please check the box to indicate the extent to which you agree or disagree with each of the following statements. If you are unsure about an item, please answer neutral (3). Questions 1-36 must be answered for your survey to be considered valid.

	<i>Strongly Disagree</i>		<i>Neutral</i>		<i>Strongly Agree</i>
1. Overall, I am satisfied with the voucher program operated by THDA.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
2. I have been presented a copy of the <i>Housing Choice Voucher Program Landlord Handbook</i> .	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
3. I have found the <i>Housing Choice Voucher Program Landlord Handbook</i> to be useful to me.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
4. THDA provides information that helps me as an owner/landlord.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

ABOUT THDA'S HOUSING CHOICE VOUCHER SERVICES AND PROCEDURES

5. The requirements of the voucher program are clear to me.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
6. When I have contacted THDA regarding how they administer their voucher, I have felt that the matter was resolved fairly.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
7. When I have contacted THDA regarding tenant issues, I have felt that the matter was resolved fairly.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
8. If I have a problem with a subsidized tenant, I expect THDA to help resolve the matter.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
9. Voucher inspections are beneficial to the management of my property.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
10. Inspectors inform me of what violations they are finding as they walk through the property.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
11. Inspectors are fair, even though I may not always agree with them.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
12. I receive inspection reports within 7 days of an inspection.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
13. Issues I have raised about failed inspection items have been resolved fairly.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
14. I understand the procedure used to process rent adjustments for units under contract with the voucher program.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
15. Housing Assistance Payments are received in a timely manner.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
16. Housing Assistance Payments are calculated accurately.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
17. When rent increases or income changes occur, Housing Assistance Payments are adjusted in a timely manner.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

ABOUT THDA AND HOUSING VOUCHER PROGRAM EMPLOYEES

18. THDA's communications are clear and understandable.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
19. The Field Representative assigned to my property(ies) returns phone calls in a timely manner.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
20. THDA's voucher program employees are knowledgeable about their area of responsibility.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

	<i>Strongly Disagree</i>		<i>Neutral</i>		<i>Strongly Agree</i>
21. THDA's follow-up on issues I bring to their attention is prompt.	1	2	3	4	5
22. I find THDA's website to be a valuable source of information.	1	2	3	4	5

ABOUT YOU

23. What is your relationship to the property(ies) under contract with THDA's Housing Choice Voucher program?	<i>Owner</i> 1	<i>Manager</i> 2			
24. How many years have you been involved with the voucher program administered by THDA?	<i>Less than 1</i> 1	<i>1-5</i> 2	<i>5-10</i> 3	<i>10-20</i> 4	<i>20+</i> 5
	<i>1-4</i>	<i>5-10</i>	<i>11-15</i>	<i>16-24</i>	<i>25+</i>
25. How many rental units do you own/manage that are subsidized through THDA's Housing Choice Voucher program?	1	2	3	4	5
26. How many rental units do you own/manage that are subsidized through other housing authorities?	1	2	3	4	5
27. How many TOTAL units do you own/manage?	1	2	3	4	5
28. Of your THDA units, how many are:	<i>None</i>	<i>1-10</i>	<i>11-20</i>	<i>21-30</i>	<i>30+</i>
Multifamily (apartment/duplex)?	1	2	3	4	5
Single-Family?	1	2	3	4	5
Mobile homes?	1	2	3	4	5
29. Which field office(s) do you work with?	<i>Cookeville</i> 1		<i>Covington</i> 2		<i>Erin</i> 3
	<i>Knoxville</i> 4		<i>Lewisburg</i> 5		<i>Madison</i> 6
	<i>Milan</i> 7		<i>Selmer</i> 8		<i>Tullahoma</i> 9
30. How would you rate your experience with the voucher program administered by THDA against your experience with the voucher program operated by another housing authority?	<i>Better</i> 1	<i>Same</i> 2	<i>Worse</i> 3	<i>N/A</i> 4	
31. Do you know who your contact person (Field Representative) is at THDA?	<i>Yes</i> 1	<i>No</i> 2			
32. How many times have you attempted to make contact with your Field Representative in the past 12 months?	<i>None</i> 1	<i>1-3</i> 2	<i>4-6</i> 3	<i>7-9</i> 4	<i>10+</i> 5
33. On average, how long does it take you to inspect your properties after a tenant vacates?	<i>Less than 1 week</i> 1	<i>1 week</i> 2	<i>2 weeks</i> 3	<i>Over 2 weeks</i> 4	
34. What do you think is a fair amount of time to be given to inspect your properties and turn in complaints when tenants vacate?	<i>Less than 1 week</i> 1	<i>1 week</i> 2	<i>2 weeks</i> 3	<i>Over 2 weeks</i> 4	
35. Do you plan on continuing to participate in THDA's voucher program?	<i>Yes</i> 1	<i>No</i> 2			
36. Would you recommend this program to other property owners and managers?	<i>Yes</i> 1	<i>No</i> 2			

PERSONAL INFORMATION

37. If you would like to be identified, please give your name:

38. If you have identified yourself, do we have permission to contact you to follow up on issues raised in your responses to this survey?

<i>Yes</i>	<i>No</i>
<input type="checkbox"/>	<input type="checkbox"/>

39. Would you be interested in communicating electronically?

<i>Yes</i>	<i>No</i>
<input type="checkbox"/>	<input type="checkbox"/>

40. If so, please provide your e-mail address in the following space:

QUESTIONS, SUGGESTIONS, COMMENTS, OR CONCERNS

41. Is there anything about the way we administer the voucher program that you would like to see changed? If so, please give a brief explanation.

42. If I could change one thing to improve THDA's voucher service to property owners/landlords, it would be to...

43. Do you have any questions about the voucher policy?

44. Do you have any additional questions, comments, or concerns?

**Report on the Section 8 Rental Assistance
Landlord Survey Findings**

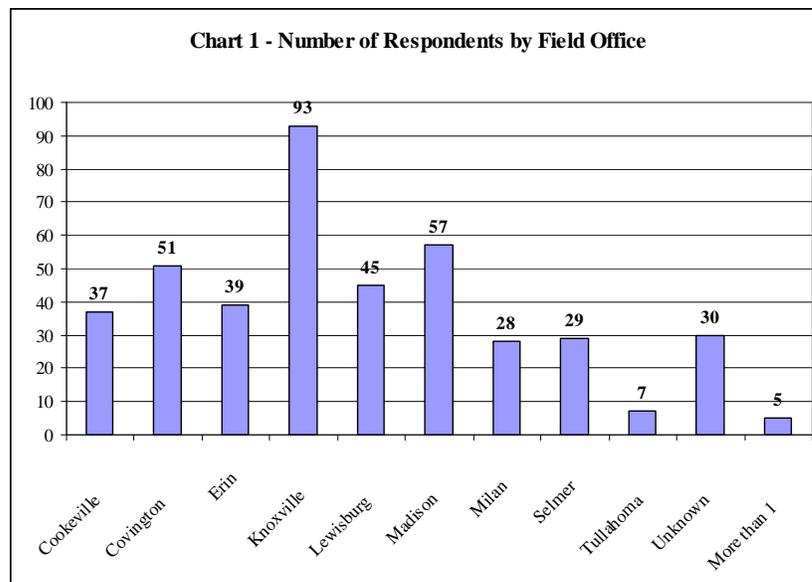
April 8, 2005

Prepared by: Research, Planning & Technical Services

In order to find better ways to serve the current participating Section 8 Rental Assistance landlords, the Research, Planning & Technical Services division of THDA conducted a survey focusing on various aspects of landlord/tenant and landlord/THDA relationships as well as differing areas of customer service provided by THDA. The main purposes, however, are to determine what issues are important to the landlords and to assess the effectiveness of the policies and practices in the administration of the Section 8 Rental Assistance program. No recommendations are being made regarding the findings; rather, this study seeks to present objective, factual information to serve as the basis for future policy planning.

Survey Methodology

The landlord survey was based on a compilation of issues, questions, and research topics specified by the Section 8 Rental Assistance division. The survey questionnaire was mailed to roughly 2,500 landlords on the master mail list maintained by Section 8. This survey, returnable by mail, fax, or over the internet, was mailed in February of 2005. In all, we received a total of 421 responses (roughly 17%). The respondents encompassed all nine field offices.



Summary of Demographic and Subject Property Characteristics

Overall, nearly 79% of respondents to this survey were owners, as opposed to managers, with 74% having 1-4 units subsidized through THDA. Over half (55%) of our total respondents have been with THDA for 5 years or less. Of the overall properties owned or managed using the THDA Housing Choice Voucher (HCV) program, 55% were single-family (defined as a one family dwelling, typically a single house), 33% were multifamily (apartment complexes, duplexes, etc), and 12% were mobile homes. Please refer to charts 2 through 6 for more specific breakdowns by field office. It should be noted that in all of the charts (with the exception of Chart 8), “Unknown” refers to the number of respondents that chose not to divulge the field office with which they work; the total number of “unknowns” is 30.

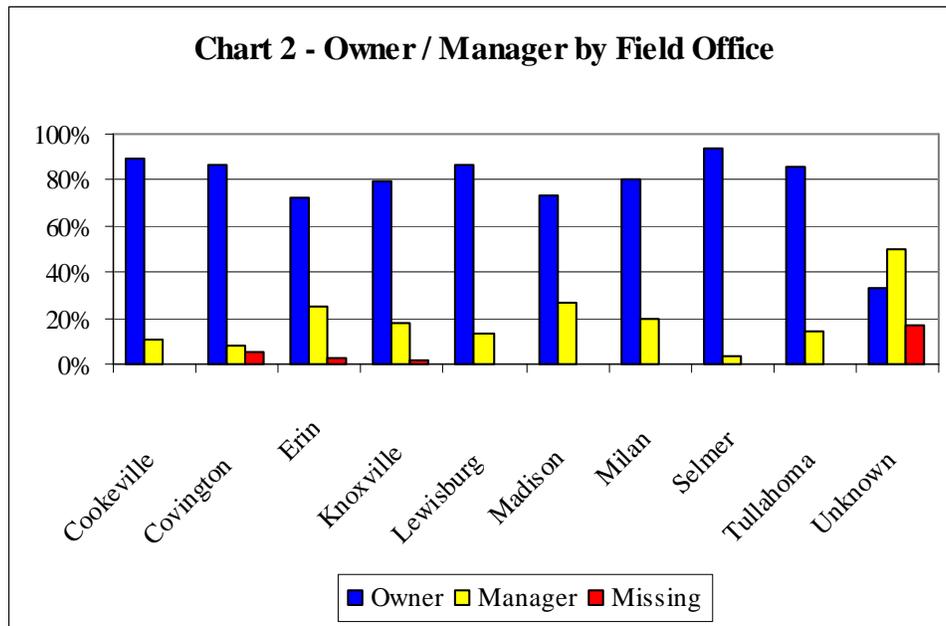


Chart 3 - Percentage of Respondents' Years with THDA by Field Office

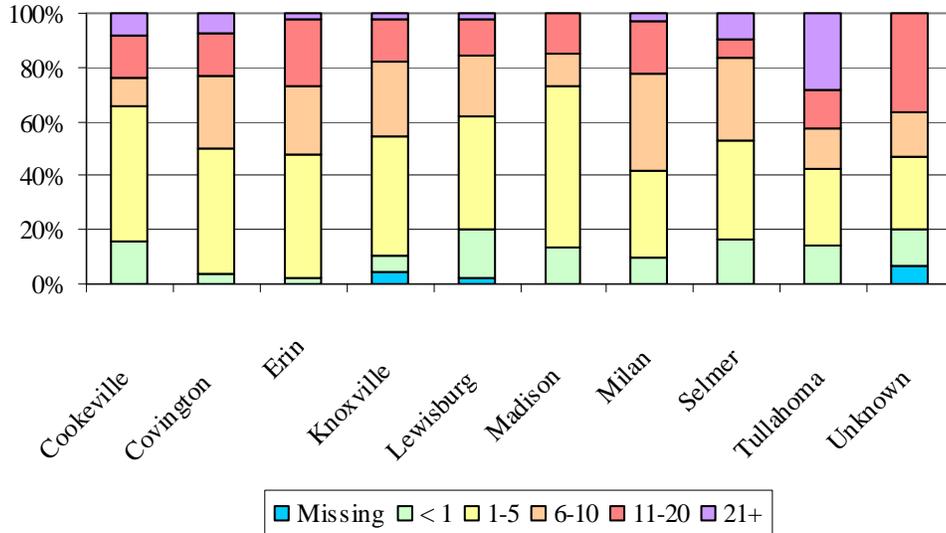


Chart 4 - Distribution of Responses for Multifamily Properties by Field Office

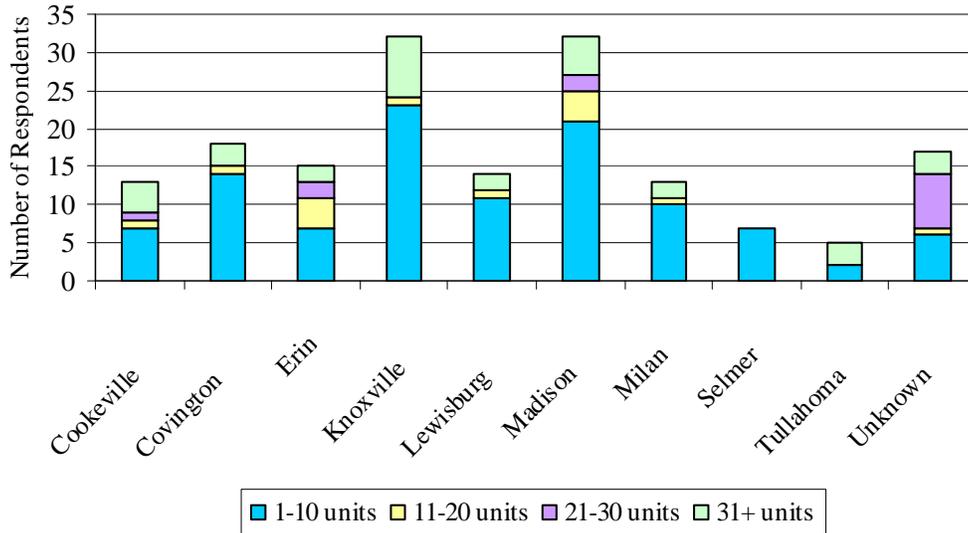


Chart 5 - Distribution of Responses for Single-Family Properties by Field Office

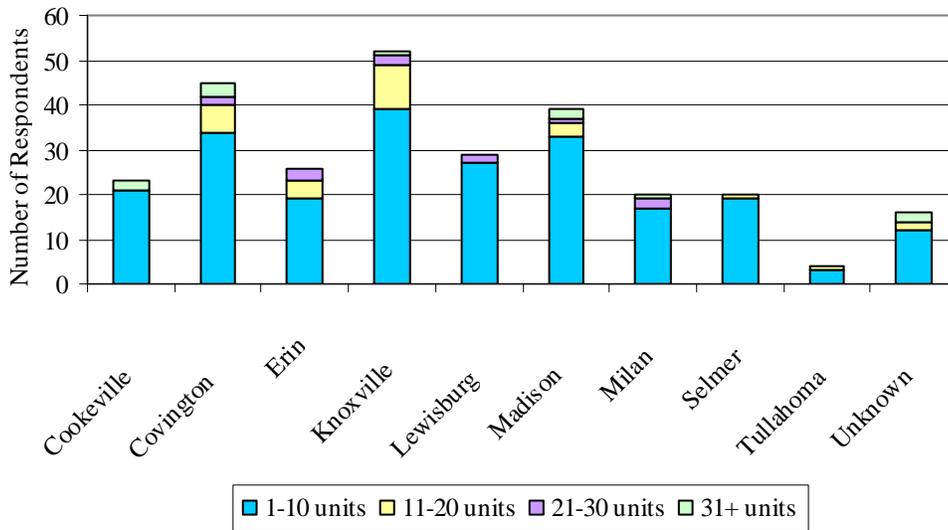
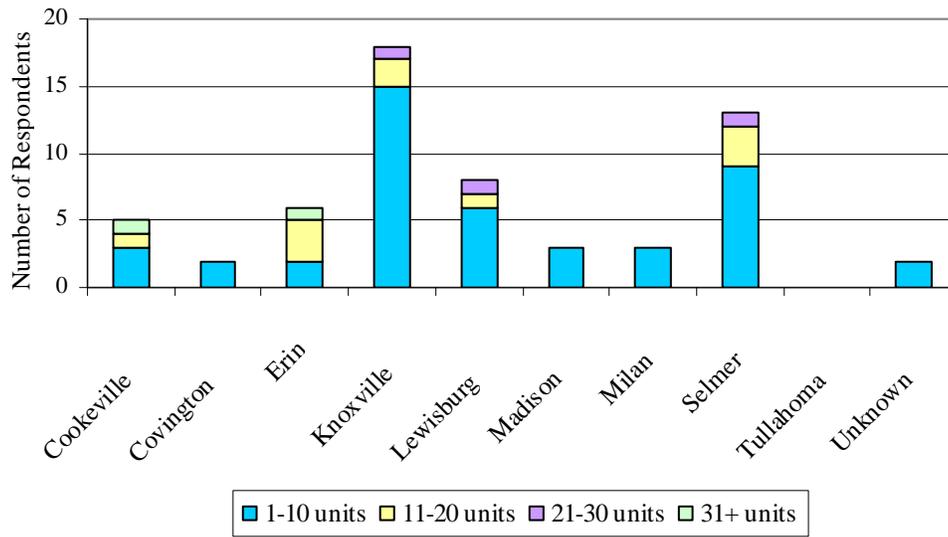
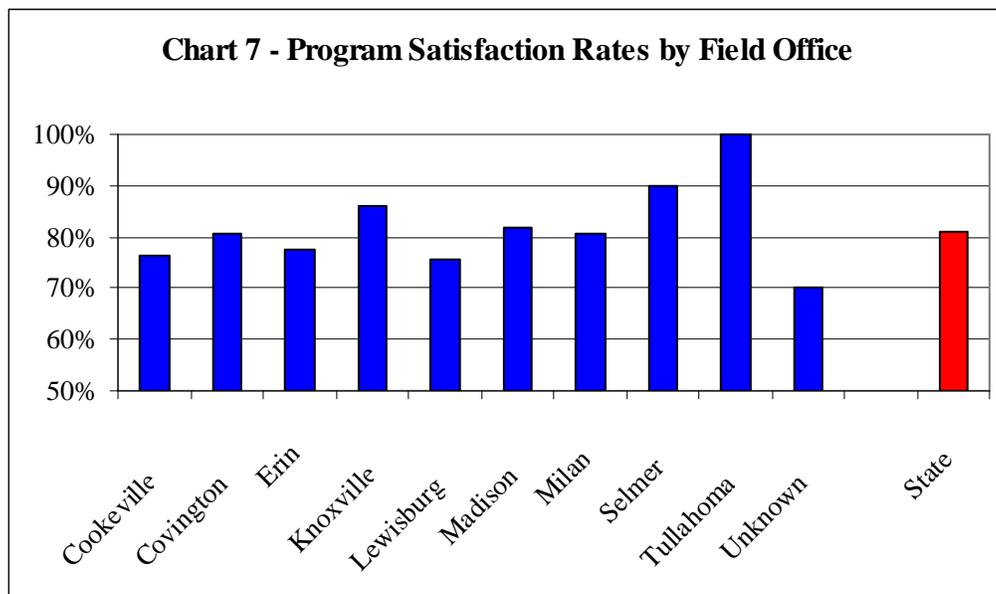


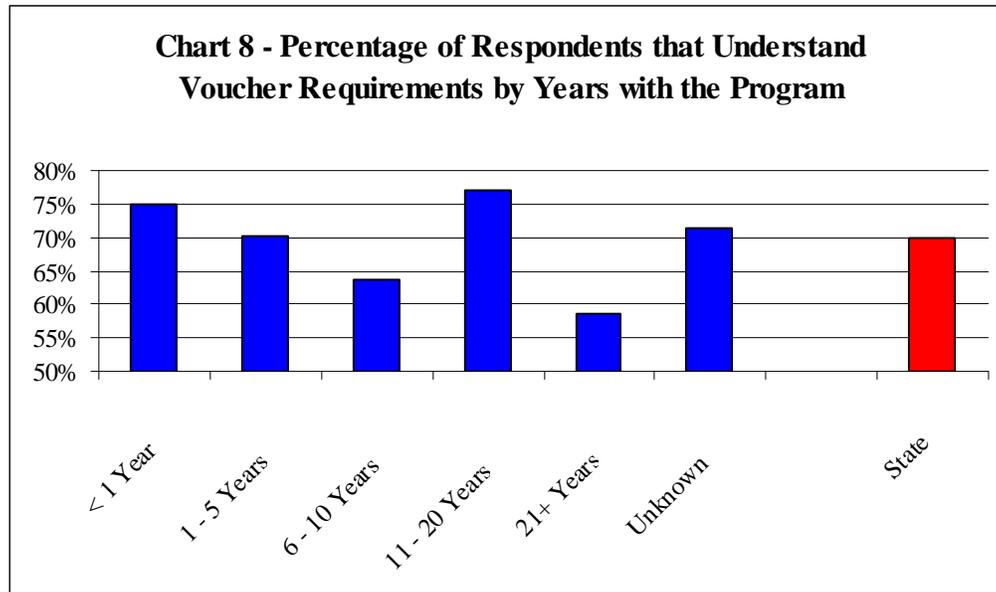
Chart 6 - Distribution of Responses for Mobile Homes by Field Office



Summary of Survey Findings

An overwhelming 80% of survey respondents stated that they are happy with the Section 8 Rental Assistance program as it is run by THDA. In fact, nearly 95% plan to continue participation in the program and would recommend it to others. The lowest scored field office in the area of overall program satisfaction was Lewisburg (76%) whose score was only 4% less than the State average. For a more complete breakdown, refer to Chart 7. Although the majority seems to be happy with the way the program is run, only 70% fully understand the program requirements. This is especially true in Covington (54%) and Tullahoma (57%). Interestingly enough, there is no link between the length of time with the program and a rise in the level of understanding. Seventy-five percent of those with the program less than a year and 70% with the program 1 to 5 years report that they fully understand, compared to only 59% of those with the program 21 years plus. (Chart 8) The “Unknown” in Chart 8 refers to the respondents that chose not to reveal how long they had been with the program.





The lowest scored area of the survey deals with fairness of program administration. Only 66% of respondents felt that issues regarding the distribution of vouchers have been resolved fairly (Covington was the lowest with a score of 54%), and only 66% felt that tenant issues brought to THDA’s attention have been resolved fairly (Cookeville being the lowest with 63%). When asked the question “Issues I have raised about failed inspection items have been resolved fairly,” only 65% overall answered positively. (Cookeville was the lowest with 61% and Tullahoma was the highest with 86%.)

Overall, 76% of respondents believe that it should be the responsibility of THDA to intervene when a landlord is having problems with their tenants. Milan (81%) and Madison (80%) had the highest percentages, while Lewisburg (67%) and Tullahoma (71%) had the lowest. Eighty-four percent report that the Field Representatives do inform them of what violations they are finding as they walk through the property, with Tullahoma (100%) and Milan (90%) being highest in this regard. It should be noted, however, that both Erin and Madison had significantly lower scores in this area with 56% and 68%, respectively. Furthermore, most

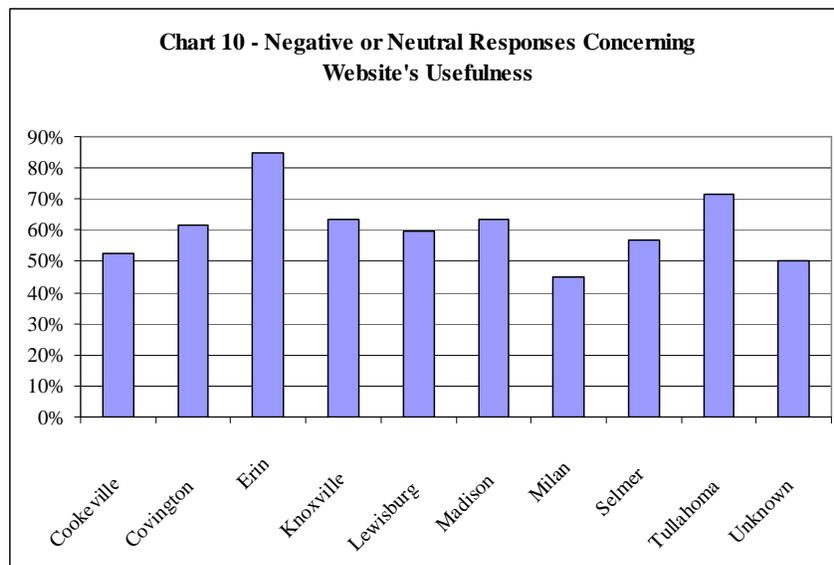
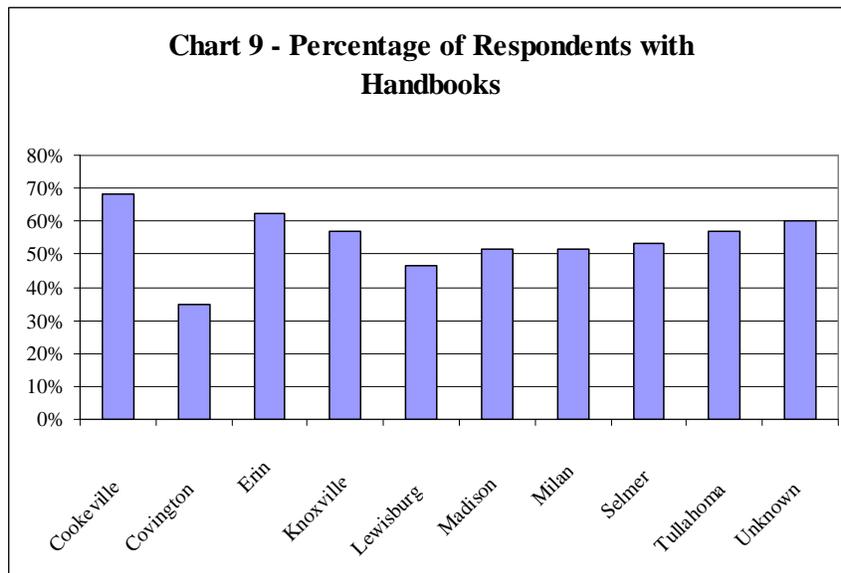
respondents believe that the inspectors are fair with an average rating of 82% and report that they receive inspection reports within seven days (81%). When asked, “What do you think is a fair amount of time to be given to inspect your properties and turn in complaints when tenants vacate,” 64% responded with 1 to 2 weeks.

Housing Assistance Payments (HAP) was another area of concentration in the landlord survey. Nearly all of the respondents (93%) report that they received their HAP payments in a timely manner and 83% reported that their payments were accurate. However, only 62% overall understood the procedures used to process rent adjustments. (Tulahoma had the lowest score with 50%.) Seventy-seven percent of respondents believed that when rent increases occurred, their payments were adjusted in a timely manner, with Covington at 67%.

There were several questions addressing the Field Representatives that have most of the dealings with the landlords. Eighty-two percent of respondents indicated that they know who their Field Representative(s) are and 79% indicated that their Field Representative(s) are knowledgeable about the program and their areas of responsibility. In addition, most (75%) felt that their phone calls were returned in a timely manner. (Covington had the lowest ranking in this category with 65%.) Although most respondents felt that their calls were returned in a timely manner, only 67% overall felt that issues brought to THDA’s attention were promptly addressed.

When reviewing the area of communication, 76% overall felt that THDA’s communications are clear and understandable. (Madison being the lowest with 67% and Selmer being the highest with 90%.) Unfortunately, only 60% feel that THDA provides useful program information. This is true especially in Covington, with only 38% responding positively. One possible explanation for the low score could be provided by looking at the percentage of

respondents who stated they had not received a copy of the *Housing Choice Voucher Program Handbook*, which was nearly 50% overall. However, 79% of those that have received the handbook report that it is a useful tool. This finding indicates the importance of landlords having copies of the handbook. There is also an issue of landlords (75% overall) not using THDA's webpage for various reasons, including a lack of internet access. Please refer to charts 9 and 10 for field office statistics.



Summary of Additional Comments from Survey Respondents

The end of the survey allowed landlords to make comments and suggestions on areas not previously addressed and the following were the most popular and significant responses.

- The issue of timeliness of payments was addressed several times with multiple suggestions asking for the implementation of direct deposit.
- In the area of communication, several landlords requested that there be someone in the office at all times to answer phone calls.
- Landlords would like THDA to provide a list of landlords that accept vouchers to be given to prospective tenants. They would also like there to be less of a delay for tenant approval once submitted to THDA.
- Several landlords requested more frequent rent increase adjustments.
- The issue of tenant accountability was prevalent throughout the surveys. Landlords would like THDA to stress the responsibility of the tenant when it comes to keeping up the property as well as holding tenants accountable when they have caused obvious damages. To further this response, landlords would like THDA to verify that any and all debts are paid before the tenant is allowed to move into a new dwelling with Section 8 support.
- Some landlords would like the Field Representatives to conduct more inspections and to give more of a notice before inspections.
- Several indicated a desire for stricter enforcement of the number of occupants in a dwelling by THDA.
- The suggestion of a tenant referral system was addressed which would be designed to give the landlords a way to post both positive and negative comments and/or concerns about a particular tenant.
- Finally, as previously addressed, many people requested a copy of the *Housing Choice Voucher Program Landlord Handbook*.

Appendix