

PHA Plans
Streamlined Annual
Version

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

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(exp. 08/31/2009)

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 for certain types of 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 Annual PHA Plan
for Fiscal Year: 2007

PHA Name: *Metropolitan Development
and Housing Agency*

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.

Streamlined Annual PHA Plan

Agency Identification

PHA Name: *Metropolitan Development and Housing Agency*

PHA Number: *TN 37 P005*

PHA Fiscal Year Beginning: *10/2007*

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: *5,416*
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: *5,661*

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:		<i>Not Applicable</i>		

PHA Plan Contact Information:

Name: *James L. Thiltgen* Phone: *(615) 252-8414*
 TDD: *Not Applicable*
 Email: *jthiltge@nashville-mdha.org*

Public Access to Information

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

PHA’s main administrative office
 PHA’s development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- Executive Summary
- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (Attachment A)
- 8. Capital Fund Program 5-Year Action Plan (Attachment B)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

Executive Summary

Again for the year ended September 30, 2006, HUD rated MDHA a High Performer in both the Low Rent Housing (PHAS) and the Section 8 Voucher (SEMAP) programs. The strategy for Fiscal Year 2007 will largely be a continuation of the past. However, starting in October of 2006, the Agency began implementation of Asset Based Management, reorganizing its Central Office management and moving several centralized functions (applications, work order processing, and some centralized maintenance) to the individual properties. While the year started October 2006 might be considered a “shake down” cruise for the Agency, it is expected that HUD will mandate that we conform to the various requirements of Asset-Based Management for the year starting October 2007.

As this Plan was being drafted in the Spring of 2006, our third HOPE VI project (Sam Levy Homes) was completing construction and reoccupancy; this grant should be closed out before the new fiscal year begins. Our fourth HOPE VI site (John Henry Hale Homes) was under construction with initial occupancy projected for the first quarter of the new fiscal year. A second phase of the housing unit construction at John Henry Hale is expected to proceed with a loan to be repaid by future Replacement Housing Factor (RHF) Capital Funds. Parkway Terrace was undergoing a major renovation and face-lift which would put it on a par with our HOPE 6 sites. The Agency was finalizing a new Physical Needs Assessment which should provide guidance for capital improvements over the next five to ten years. It is expected that the Agency will proceed with its intention, as outlined in last year’s Plan, to implement some partial demolition at certain of its most dense family housing properties (particularly J. C. Napier and James A. Cayce Homes), reducing the concentration and opening up areas for additional parking and recreation. The Agency may also proceed with a Capital Fund borrowing, which would enable it to proceed with large scale renovation work at one or more developments to enhance their livability more quickly than would have been possible if we had to wait on the funding of annual allocations.

In the Section 8 Voucher program, our goal is to fully utilize our budget resources so as to assist the maximum number of families we are authorized to serve. We will also continue to promote the Section 8 homeownership program, which has proven to be highly beneficial to the families who have taken the initiative to participate.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics (Mix prior to relocation of previous tenants_	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL (As of March 2007)	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Vine Hill Homes TN 5-37 601 Benton Avenue	1998	Total Families: 192 White Families: 30% Black Families: 70% Other Ethnic: 0% On SS or SSI: 15% Disabled: 15% Male: 35% Female: 65% Average Income: \$7,202 Employed: 38%	134 9% 91% 0% 24% 8% 32% 68% \$18,910 85%	-30% -21% 21% 0% 9% -7% -3% +3% +163% 47%
Historic Preston Taylor TN 5-38 & 39 3900 Clifton Road	2000	Total Families: 533 White Families: 1% Black Families: 97% Other Ethnic: 2% On SS or SSI: 59% Disabled: 59% Male: 10% Female: 90% Average Income: \$7,921 Employed: 41%	312 2% 98% 0.3% 39% 7% 33% 67% \$15,397 76%	-41% 1% 1% -1.7% -20% -52% 23% -23% +94% 35%
Sam Levy Homes TN 5-42 303 Foster Street	2003	Total Families: 459 White Families: 8% Black Families: 92% Other Ethnic: 0% On SS or SSI: 33% Disabled: 33% Male: 35% Female: 65% Average Income: \$4,272 Employed: 22%	162 4% 96% 0% 31% 8% 30% 70% \$15.841 91%	-65% 1% -1% 0% -9% 25% -3% +3% +270% 69%

It should be noted that these changes in demographics result from the fact that all of the former residents in these HOPE 6 sites were relocated and the sites were re-tenanted with

applicants who had to meet different admission standards for “non-traditional” public housing. The demographic shifts were not the consequence of maintaining site-based waiting lists per se.

2. What is the number of site based waiting list developments to which families may apply at one time? 3
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3
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:

B. 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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? *20 (Under the HUD mandated asset management model, each development will be required to accept and process its own applications and there will no longer be a centralized applications office.)*
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? 17
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 3
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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: <i>Vine Hill Homes</i>
b. Development Number: <i>TN 37 P005 037</i>
c. Status of Grant: <ul style="list-style-type: none"> <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities have been completed and grant is closed out.</i>

HOPE VI Revitalization Grant Status
a. Development Name: <i>Preston Taylor Homes</i>
b. Development Number: <i>TN 37 P005 038 and 039</i>
c. Status of Grant: <ul style="list-style-type: none"> <input type="checkbox"/> Revitalization Plan under development

<input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities have been completed and grant is closed out.</i>

HOPE VI Revitalization Grant Status
a. Development Name: <i>Sam Levy Homes</i>
b. Development Number: <i>TN 37 P005 042</i>
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities are nearing completion as this Plan is being prepared and grant close-out is anticipated for September 2007.</i>

HOPE VI Revitalization Grant Status
a. Development Name: <i>John Henry Hale Homes</i>
b. Development Number: <i>TN 37 P005 043</i>
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Demolition and site improvements are complete. Construction of new rental units began in February of 2007.</i>

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name(s) below:

4. 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: *It will be continuing to draw on the construction and mini-perm loan for the market rate units at John Henry Hale (the loan has already closed).*

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program (if applicable) [24 CFR Part 903.12(c), 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:

1. *Must have been a current Section 8 participant for at least 12 months;*
2. *Must enroll on pre-and post-purchase homeownership counseling program;*
3. *Must have income equal to or in excess of 2 times the payment standard for the family unit size.*

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

Accept referrals from current Section 8 participants and hold at least 4 orientations throughout the year to explain the benefits and opportunities of the program.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)

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

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) *Metropolitan Government of Nashville and Davidson County, Tennessee*

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

- The PHA has based its statement of needs of families on its waiting lists 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): *MDHA, as well as being the PHA, is also the agency which prepares the Consolidated Plan for Nashville.*

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

The Consolidated Plan points out the special housing needs of the resident population that is largely the focus of the Agency's Section 8 and Low Rent Housing programs: those at or below 50% of the area median income, those at or below 30% of the area median income, and those households with a member with disabilities. The Consolidated Plan encourages MDHA to maximize the number of affordable housing units it can provide for these populations within its available resources. Such initiatives include the Agency's HOPE VI programs and its Section 8 Homeownership program.

The Consolidated Plan provides for Fair Housing outreach activities, including a goal of increasing awareness of Agency housing resources among families of races and ethnicities with disproportionate needs. For example, outreach is provided to the Hispanic community through housing and service fairs where information about MDHA's Low Rent Housing and Section 8 programs is provided.

The Consolidated Plan targets the public housing sites and their adjacent communities for funding under CDBG, HOME, ESG, and HOPWA programs. Examples would include the use of CDBG acquisition funds to acquire blighting properties adjacent to the Sam Levy and John Henry Hale HOPE VI sites.

6. Supporting Documents Available for Review for Streamlined 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
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP),	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Selection, and Admissions Policies
X	Deconcentration Income Analysis	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
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	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
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _21.3 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	1,600,000			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	800,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	1,115,000			
10	1460 Dwelling Structures	2,985,000			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	350,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition	800,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000			
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,000,000			
	Amount of line XX Related to LBP Activities	36,000			
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs	621,000			
	Amount of line XX Related to Security - Hard Costs	156,000			
	Amount of line XX Related to Energy Conservation Measures	196,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	1,600,000				
PHA-Wide	Administrative	1410	L.S.	800,000				
PHA-Wide	Fees & Costs	1430	L.S.	300,000				
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000				
TN037P00502 J. C. Napier	Phase IV Renovations Exterior entrance renovations, replacement of interior finishes, floors & walls, replace interior doors, exterior trim, storm and entrance doors, renovate kitchens, baths, plumbing, heaters, windows and screens and electrical systems.	1460	L.S.	2,016,000				
	Phase IV Site Improvements.	1450	L.S.	1,025,000				
	Phase IV Demolition for density reduction	1485	L.S.	800,000				
TN037P00505 Tony Sudekum	Roof Replacements	1460	40 Bldgs.	320,000				
TN037P00509 James A. Cayce	Roof Replacements	1460	13 Bldgs.	100,000				
	Roof Replacement & Interior Modifications	1470	1 Bldg.	350,000				
TN037P005013 Edgefield Manor	Cottage Roof Replacements	1460	26 Bldgs.	104,000				
TN037P005021 Parthenon Towers	Common area exterior renovations to improve marketability.	1450	L.S.	50,000				
	Common area interior renovations to improve marketability.	1460	L.S.	175,000				
TN037P005024 Vine Hill Towers	Common area exterior renovations to improve marketability.	1450	L.S.	20,000				
	Common area interior renovations to improve marketability.	1460	L.S.	230,000				
TN037P005028 Carleen Waller Manor	Common area exterior renovations to improve marketability.	1450	L.S.	20,000				
	Common area interior renovations to improve marketability.	1460	L.S.	40,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550107			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	1,300,000			
19	1502 Contingency				
X X	Amount of Annual Grant:	1,300,000			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550207			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	200,000			
19	1502 Contingency				
X X	Amount of Annual Grant:	200,000			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	994,483	994,483	994,483	994,483
3	1408 Management Improvements Soft Costs	149,445	149,445	149,445	149,445
	Management Improvements Hard Costs				
4	1410 Administration	776,238	776,238	776,238	112,754
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	203,000	1,014,721	849,721	0
10	1460 Dwelling Structures	5,289,220	5,134,251	656,770	0
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	50,000	20,200	20,200
18	1499 Development Activities				
19	1502 Contingency				
XX	Amount of Annual Grant:	7,762,386	8,419,138	3,446,857	1,276,882
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance	45,000	52,640		
	Amount of lineXX Related to Security - Soft Costs	620,990	673,531		
	Amount of line XX Related to Security - Hard Costs	93,140	101,020		
	Amount of line XX Related to Energy Conservation Measures	279,000	320,000		
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Capital Fund Program Grant No: TN43P00550106 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	994,483	994,483	994,483	994,483	
PHA-Wide	Special Police Task Force	1408	L.S.	149,445	149,445	149,445	149,445	
PHA-Wide	Administrative	1410	L.S.	776,238	776,238	776,238	112,754	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	300,000	0	0	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	50,000	20,200	20,200	
TN037P00502 J. C. Napier	Phase IV Renovations Exterior entrance renovations, replacement of interior finishes, floors & walls, replace interior doors, exterior trim, storm and entrance doors, renovate kitchens, baths, plumbing, heaters, windows and screens and electrical systems.	1460	33	1,227,386	2,895,045	0	0	
	Phase IV Renovations Utilizing Bonus Funds to renovate exterior entrances.	1460	L.S.	0	656,752			
TN037P005013 Edgefield Manor	Common area renovations to improve marketability.	1460	L.S.	285,000	285,000	177,040	0	
TN037P005014 I.W. Gernert	Common area renovations to improve marketability.	1460	L.S.	310,000	310,000	0	0	
TN037P005019 Hadley Park	Common area renovations to improve marketability.	1460	L.S.	275,000	275,000	0	0	
TN037P005020 Madison Towers	Common area renovations to improve marketability.	1460	L.S.	365,000	256,000	23,276	0	
	Common area exterior modifications to improve marketability walks/parking & site.	1450	L.S.	0	165,000	0	0	
TN037P005022 Parkway Terrace	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	203,000	849,721	849,721	0	
	Continued Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors,	1460	3 Units	2,826,834	456,454	456,454	0	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550106			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	48,900	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000	0		
10	1460 Dwelling Structures	843,770	0		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities		1,076,656	1,076,656	
19	1502 Contingency				
X X	Amount of Annual Grant:	992,670	1,076,656	1,076,656	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550206			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	251,069	272,312		
19	1502 Contingency				
X X	Amount of Annual Grant:	251,069	272,312		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	500,000	1,561,567	1,561,587	500,000
3	1408 Management Improvements Soft Costs	1,027,466	609,258	609,258	609,258
	Management Improvements Hard Costs				
4	1410 Administration	500,000	527,989	527,989	527,989
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	228,087	108,670
8	1440 Site Acquisition				
9	1450 Site Improvement	1,383,674	480,000	480,000	0
10	1460 Dwelling Structures	4,112,084	5,264,499	5,264,499	145,191
11	1465.1 Dwelling Equipment - Nonexpendable	753,860	2,150	2,150	2,150
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	275,000	74,096	74,096	74,096
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	82,525	82,525	82,525
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,902,084	8,902,084	8,830,191	2,049,879
	Amount of line XX Related to LBP Activities	505,000	100,000		
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs	557,730	591,253		
	Amount of line XX Related to Security - Hard Costs	16,800	16,800		
	Amount of line XX Related to Energy Conservation Measures	12,000	12,000		
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	1,561,568	1,561,567	1,561,567	500,000	
PHA-Wide	Staff Training	1408	L.S.	18,006	18,006	18,006	18,006	
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	0	0	0	0	
PHA-Wide	Model Housekeeping Program	1408	L.S.	0	0	0	0	
PHA-Wide	Special Police Task Force	1408	L.S.	507,679	507,680	507,680	507,680	
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	83,573	83,573	83,573	83,573	
PHA-Wide	Data Processing Software & Training	1408	L.S.	0	0	0	0	
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	0	0	0	0	
PHA-Wide	Central Maintenance Equipment	1475	L.S.	74,096	74,096	74,096	74,096	
PHA-Wide	Administrative	1410	L.S.	788,629	527,989	527,989	527,989	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	300,000	228,087	108,670	
PHA-WIDE	Replacement Ranges & Refrigerators	1465.1	L.S.	2,150	2,150	2,150	2,150	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	82,525	82,525	82,525	82,525	
TN037P00502 J. C. Napier	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	0	0	0	0	
	Continued Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	33 Units	1,882,909	0	0	0	Move to 2006
	Lead Paint Abatement	1460	L.S.	100,000	0	0	0	
TN037P005014 I. W. Gernert Homes	Roof Replacement	1460	L.S.	0	0	0	0	
	Trash Equipment & Chute Renovations	1460	L.S.	145,191	145,191	145,191	145,191	
TN037P005022 Parkway Terrace	Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	3 Bldgs.	480,000	480,000	480,000	0	
	Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	63 Units	2,775,758	5,019,307	5,019,307	0	
	Lead Paint Abatement	1460	L.S.	100,000	100,000	100,000	0	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550105			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	74,620	0		
10	1460 Dwelling Structures	422,834	0		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	0	497,454		
19	1502 Contingency				
X X	Amount of Annual Grant:	497,454	497,454		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550205			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	262,546	262,546		
19	1502 Contingency				
X X	Amount of Annual Grant:	262,546	262,546		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	796,321	783,525	783,525	783,525
3	1408 Management Improvements Soft Costs	917,630	930,425	930,425	930,425
	Management Improvements Hard Costs				
4	1410 Administration	502,970	502,970	502,970	502,970
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	276,533	276,534	276,534	276,534
8	1440 Site Acquisition				
9	1450 Site Improvement	525,000	525,000	525,000	525,000
10	1460 Dwelling Structures	5,878,175	6,028,175	6,028,175	6,028,175
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	150,000	0	0	0
13	1475 Nondwelling Equipment	208,020	208,020	208,020	208,020
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	50,000	50,000	50,000
18	1499 Development Activities				
19	1502 Contingency				
XX	Amount of Annual Grant:	9,304,649	9,304,649	9,304,649	9,304,649
	Amount of line XX Related to LBP Activities	340,000	340,000	340,000	340,000
	Amount of line XX Related to Aection 504 compliance	330,458	330,458	110,400	110,400
	Amount of lineXX Related to Security - Soft Costs	555,510	632,401	555,510	555,510
	Amount of line XX Related to Security - Hard Costs	200,000	179,371	66,500	66,500
	Amount of line XX Related to Energy Conservation Measures	1,250,000	1,250,000	416,600	416,600
	Collateralization Expenses or Debt Service				

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

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	796,321	783,525	783,525	783,525	
PHA-Wide	Staff Training	1408	L.S.	25,186	25,186	25,186	25,186	
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	90,589	90,589	90,589	90,589	
PHA-Wide	Model Housekeeping Program	1408	L.S.	2,878	2,878	2,878	2,878	
PHA-Wide	Special Police Task Force	1408	L.S.	491,907	491,907	491,907	491,907	
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	140,494	140,494	140,494	140,494	
PHA-Wide	Data Processing Software & Training	1408	L.S.	166,576	179,371	179,371	179,371	
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	208,020	208,020	208,020	208,020	
PHA-Wide	Central Maintenance Equipment	1475	L.S.	0	0	0	0	
PHA-Wide	Administrative	1410	L.S.	502,970	502,970	502,970	502,970	
PHA-Wide	Fees & Costs	1430	L.S.	276,533	276,534	276,534	276,534	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	50,000	50,000	50,000	
TN037P00502 J.C. Napier Homes	Phase II & III Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs(total remaining bldgs.	1460	23 Units	1,555,436	1,507,574	1,507,574	1,507,574	
TN037P00504 James Cayce	Exterior Roor Replacement, Gutter & D.S. Repairs	1460	31 Bldgs.	299,912	299,912	299,912	299,912	
TN037P005022 Parkway Terrace	Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	525,000	525,000	525,000	525,000	
	Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems.	1460	50 Units	3,682,827	3,880,689	3,880,689	3,880,689	
	Renovate Management/Community Bldg.	1470	L.S.	150,000	0	0	0	Moved to 05
	Lead Paint Abatement	1460	L.S.	340,000	340,000	340,000	340,000	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550104			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	123,150	0		
10	1460 Dwelling Structures	697,844	0		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	0	820,994	820,994	
19	1502 Contingency				
X X	Amount of Annual Grant:	820,994	820,994	820,994	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency 2003		Grant Type and Number Capital Fund Program Grant No:TN43P00550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	550,000	550,000	550,000	550,000
3	1408 Management Improvements Soft Costs	896,137	896,137	896,137	896,137
	Management Improvements Hard Costs				
4	1410 Administration	565,915	565,915	565,915	565,915
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	400,000	400,000	400,000	400,000
8	1440 Site Acquisition				
9	1450 Site Improvement	288,699	288,699	288,699	288,699
10	1460 Dwelling Structures	5,138,751	5,138,751	5,138,751	5,138,751
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	127,761	127,761	127,761	127,761
13	1475 Nondwelling Equipment	326,997	326,997	326,997	326,997
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	20,000	20,000
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,314,260	8,314,260	8,314,260	8,314,260
	Amount of line XX Related to LBP Activities	290,000	290,000	290,000	290,000
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs	556,512	556,512	556,512	556,512
	Amount of line XX Related to Security - Hard Costs	221,103	221,103	221,103	221,103
	Amount of line XX Related to Energy Conservation Measures	480,000	480,000	480,000	480,000
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550103			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	42,413			
10	1460 Dwelling Structures	240,340			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		282,753	282,753	
19	1502 Contingency				
	Amount of Annual Grant:	282,753	282,753	282,753	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency 2003		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550102			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,097	17,097	17,097	17,097
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	336,867	336,867	336,867	
19	1502 Contingency				
	Amount of Annual Grant:	353,964	353,964	353,964	17,097
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Metropolitan Development and Housing Agency		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 FFY Grant: 2007	Work Statement for Year 3 FFY Grant: 2008 FFY Grant: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010	
PHA-WIDE	See Annual Statement	4,300,000	4,300,000	4,300,000	4,300,000	
TN037P00501,4 & 9 James Cayce		2,000,000		1,200,000		
TN037P00502 J. C. Napier		200,000				
TN037P00503 & 17 Edgehill Homes			1,000,000		2,200,000	
TN037P00505 Tony Sudekum		1,000,000			1,000,000	
TN037P00511 Cheatham Place					500,000	
TN037P00512 Andrew Jackson					500,000	
TN037P00513 Edgefield Manor		1,500,000				
TN037P00514 I. W. Gernert Homes		1,000,000				
TN037P00516 Cumberland View					1,000,000	
TN037P00519 Hadley Park Towers				1,000,000		
TN037P00520 Madison Towers				750,000		
TN037P00521 Parthenon Towers				1,500,000	1,000,000	
TN037P00524 Vine Hill				1,200,000	1,000,000	
TN037P00528 Carleen Waller Manor				250,000		
TN037P00525 & 27 Scattered Sites					750,000	
TN037P00530 & 31 Scattered Sites					750,000	
TN037P00532 & 34 Scattered Sites					750,000	
TN037P00535 & 36 Scattered Sites					750,000	
CFP Funds Listed for 5-year planning			10,000,000	10,000,000	10,000,000	10,000,000
Replacement Housing Factor Funds			600,000	600,000	600,000	600,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual Statement	PHA-WIDE	Operations	2,000,000	PHA-WIDE	Operations	2,000,000
	PHA-WIDE	Administrative	1,000,000	PHA-WIDE	Administrative	1,000,000
	PHA-WIDE	Fees & Costs	300,000	PHA-WIDE	Fees & Costs	300,000
	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000
	TN037P00501-4-9 James A. Cayce	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition of Partial Units for Density Reduction	2,000,000	TN037P00503 & 17 Edgehill Homes	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition of Partial Units for Density Reduction	1,000,000
	TN037P00502 J. C. Napier	Additional Demolition for Density Reduction to Continue Marketability	200,000	TN037P00519 Edgefield Manor	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	1,000,000
	TN037P00505 Tony Sudekum	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition of Partial Units for Density Reduction	1,000,000	TN037P00520 Madison Towers	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	750,000
	TN037P00513 Edgefield Manor	Partial Interior & Exterior Renovations to High Rise & Cottages for Improved Marketability.	1,500,000	TN037P00521 Parthenon Towers	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	1,500,000
	TN037P00514 I. W. Gernert	Partial Interior & Exterior Renovations to High Rise & Cottages for Improved Marketability.	1,000,000	TN037P00524 Vine Hill Towers	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	1,200,000
				TN037P00528 Carleen Waller Manor	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	250,000
	Replacement Housing	Build New Duplexes	600,000	Replacement Housing	Build New Duplexes	600,000
Total CFP Estimated Costs			\$ 10,600,000			
				\$ 10,600,000		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual Statement	PHA-WIDE	Operations	2,000,000	PHA-WIDE	Operations	2,000,000
	PHA-WIDE	Administrative	1,000,000	PHA-WIDE	Administrative	1,000,000
	PHA-WIDE	Fees & Costs	300,000	PHA-WIDE	Fees & Costs	300,000
	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000
	TN037P00501-4-9 James A. Cayce	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition	1,200,000	TN037P00512 Andrew Jackson	Site Improvements, Interior & Exterior Improvements for Marketability	500,000
	TN037P00505 Tony Sudekum	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition of Partial Units for Density Reduction	1,000,000	TN037P00503 & 17 Edgehill Homes	Site Improvements, Interior & Exterior Improvements for Marketability & Targeted Demolition of Partial Units for Density Reduction	2,200,000
	TN037P00511 Cheatham Place	Site Improvements & Interior/Exterior Improvements for Marketability	500,000	TN037P00525 & 27 Scattered Sites	Site Improvements, Interior & Exterior Improvements for Marketability	750,000
	TN037P00516 Cumberland View	Site Improvements & Exterior Improvements for Marketability	1,000,000	TN037P00530 & 31 Scattered Sites	Site Improvements, Interior & Exterior Improvements for Marketability	750,000
	TN037P00521 Parthenon Towers	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	1,000,000	TN037P00532 & 34 Scattered Sites	Site Improvements, Interior & Exterior Improvements for Marketability	750,000
	TN037P00524 Vine Hill Towers	Partial Interior & Exterior Renovations to High Rise for Improved Marketability.	1,000,000	TN037P00535 & 36 Scattered Sites	Site Improvements, Interior & Exterior Improvements for Marketability	750,000
	Replacement Housing	Build New Duplexes	600,000	Replacement Housing	Build New Duplexes	600,000
Total CFP Estimated Costs			\$ 10,600,000			10,600,000