

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(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: *Loudon Housing Authority*
Submitted to HUD – March 23, 2007

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: Loudon Housing Authority

PHA Number: TN64

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing 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:				

PHA Plan Contact Information:

Name: Lori Everett

Phone: 865/458-2061

TDD: 865.458.2061

Email (if available): lhalori@bellsouth.net

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

- 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
- 8. Capital Fund Program 5-Year Action Plan
- Attachment A:** Resident Membership on the PHA Governing Board (**included in plan**)
- Attachment B:** Membership of the Resident Advisory Board (**included in plan**)
- Attachment C:** Comments of Resident Advisory Board and Explanation of PHA Response (**included in plan**)
- Attachment D:** Voluntary Conversion (**included in plan**)
- Admissions Policy for Deconcentration (**tn64a01**)
- P & E Report, TN37-PO64-501-04, as of 12/31/2006 (**tn64b01**)
- P & E Report, TN37-PO64-501-05, as of 12/31/2006 (**tn64c01**)
- P & E Report, TN37-PO64-501-06, as of 12/31/2006 (**tn64d01**)

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.

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. **NO**

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:

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. **NO**

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)

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:	
b. Development Number:	
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 type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

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:
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:

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):

- 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) **STATE OF 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)

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

PLEASE REFER TO THE EXECUTIVE SUMMARY OF THE CONSOLIDATED PLAN FOR THE STATE OF TENNESSEE.

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
N/A	<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
N/A	<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), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
N/A	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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	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 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-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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 type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input 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
N/A	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
N/A	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 Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	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
N/A	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
N/A	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.	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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: TN37-PO64-501-07 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	Total non-CFP Funds				
2	1406 Operations	1,000			
3	1408 Management Improvements	44,000			
4	1410 Administration	500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	9,000			
10	1460 Dwelling Structures	88,497			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	11,500			
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)	167,997			
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				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: TN37-PO64-501-07 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	LS	1,000				
	VISTA	1408	1	13,000				
	Community Care Giver	1408	1	6,000				
	Part-Time Worker	1408	1	20,000				
	Computer Upgrade	1408	LS	5,000				
	Advertising	1410	LS	500				
	Agency Plan Update	1430	1	500				
	Environmental Review	1430	1	1,000				
	A/E Fees	1430	LS	5,000				
	Annual Inspection	1430	LS	2,000				
	Repair Drain Lines	1450	As needed	5,000				
	Appliances	1465	LS	5,000				
	Office equipment	1475	LS	500				
	Maintenance equipment	1475	LS	1,000				
	Lawn mowers	1475	2	10,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: LOUDON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: TN37-PO64-501-07 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	
TN64-2	Tree removal	1450	LS	2,000				
	Kitchen, bath renovations, VCT, exterior doors/frames/hardware, HVAC	1460	LS	83,497				
TN64-3	Tree removal	1450	LS	2,000				
	Clean HVAC coils	1460	72	5,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/2009			9/30/2011			
TN64-2	9/30/2009			9/30/2011			
TN64-3	9/30/2009			9/30/2011			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Loudon Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 501-08 PHA FY: 2008	FFY Grant: 501-09 PHA FY: 2009	FFY Grant: 501-10 PHA FY: 2010	FFY Grant: 501-11 PHA FY: 2011
	Annual Statement				
PHA-WIDE		70,000	71,000	105,000	80,000
TN64-2		32,000	14,622	0	20,000
TN64-3		65,997	82,375	62,997	67,997
CFP Funds Listed for 5-year planning		167,997	167,997	167,997	167,997
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_4_ FFY Grant: TN37-PO64-501-10 PHA FY: 2010			Activities for Year: _5_ FFY Grant: TN37-PO64-501-11 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Operations	1,000	PHA-Wide	Operations	1,000
	VISTA	13,000		VISTA	13,000
	Community Care Giver	6,000		Community Care Giver	6,000
	Part-Time Worker	20,000		Part-Time Worker	20,000
	Computer Upgrade	5,000		Computer Upgrade	5,000
	Advertising	500		Advertising	500
	Environmental Review	1,000		Environmental Review	1,000
	A/E Fees	10,000		A/E Fees	10,000
	Maintenance Equipment	1,000		Maintenance Equipment	1,000
	Office Equipment	500		Office Equipment	500
	Appliances	5,000		Appliances	5,000
	Annual Inspections	2,000		Annual Inspections	2,000
	Repair Drain Lines	5,000		Repair Drain Lines	5,000
	Lawn mowers	10,000		Replenish reserves	10,000
	Maintenance vehicle	25,000			
	SUB-TOTAL	105,000		SUB-TOTAL	80,000
Total CFP Estimated Cost		\$			\$

9. Required Attachments

Required Attachment A: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Tallman Jenkins**

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **5 years, 12/15/2010**

2. A. 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):

B. Date of next term expiration of a governing board member: **12/15/2007**

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

**Mr. Bernie Swiney,
Mayor of Loudon, Tennessee**

9. Required Attachments

Required Attachment B: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Nellie Russell
Martha Jenkins
Tim Jenkins
Heather Duncan
Trula Curtis
Rebecca Bingham
Una Ray Orr

9. Required Attachments

Required Attachment C: Comments of Resident Advisory Board and Explanation of PHA Response

A Resident Advisory Board meeting was held on February 14, 2007 to hear comments on Agency Plan for this year. There was a Public Hearing on March 23, 2007 to hear comments on the FY2007 Agency Plan.

Below is a list of comments and how they have been addressed (**in bold**):

TN64-002

- There was a comment requesting that the old shrubbery in front of the units be removed and replaced with new shrubbery.

There is existing shrubbery that is maintained by the maintenance staff. Not a capital fund item. This will be reviewed at a later date for feasibility.

- One resident requested the addition of storage room to the dwelling unit.

At the current time, this would be a budget constraint and land space is another issue. The PHA may not be able to add storage to all units because of the lack of space available for the addition.

- A request was made for additional playground equipment.

This will be reviewed and taken into consideration in the future.

- One resident made the request for the sidewalks and porches to be power washed.

This is not a capital fund item. It will be taken care of by the maintenance staff as time allows.

TN64-003

- There was a comment about additional shrubbery added to the front of the dwelling units.

Previous capital funds have been utilized to complete this within the last five years. The PHA will review that at a later date.

9. Required Attachments

Required Attachment D: Voluntary Conversion

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Two (2)

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Zero (0)

- c. How many Assessments were conducted for the PHA's covered developments?

One, the initial assessment

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

At this time, there are no developments that are appropriate for conversion

LOUDON HOUSING AUTHORITY DECONCENTRATION POLICY

The Loudon Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the LHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The LHA will strive to insure that no individual development has a concentration of higher or lower income families. The LHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The LHA will affirmatively market public housing to all eligible income groups. If necessary, the LHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program: TN37P06450104 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <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	1,000.00		1,000.00	543.85
3	1408 Management Improvements	42,000.00		42,000.00	28,179.65
4	1410 Administration	1,000.00		1,000.00	245.72
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	20,500.00		20,500.00	18,182.00
8	1440 Site Acquisition				
9	1450 Site Improvement	47,486.00		47,486.00	27,486.00
10	1460 Dwelling Structures	87,311.00		87,311.00	10,170.00
11	1465.1 Dwelling Equipment—Nonexpendable	2,000.00		2,000.00	1,765.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	2,000.00		2,000.00	1,237.92
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	8,000.00		8,000.00	0.00
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-19)	211,297.00		211,297.00	87,810.14
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				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program #: TN37P06450104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1 LS	1,000.00		1,000.00	543.85	Work in Progress
	VISTA Worker	1408	1 position	13,000.00		13,000.00	0.00	No work
	Part-Time Worker	1408	1 position	18,000.00		18,000.00	17,467.93	Work in Progress
	Community Care Giver	1408	1 position	6,000.00		6,000.00	6,000.00	Complete
	Computer upgrade	1408	LS	5,000.00		5,000.00	4,711.72	Work in Progress
	Advertising	1410	LS	1,000.00		1,000.00	245.72	Work in Progress
	Fees & Costs	1430	LS	18,500.00		18,500.00	17,000.00	Work in Progress
	A/E Services 15,000							
	Upgrade Agency Plan 2,500							
	Environmental Review 1,000							
	Annual Inspections	1430	LS	2,000.00		2,000.00	1,182.00	Work in Progress
	Repair drain lines	1460	LS	4,000.00		4,000.00	0.00	No work
	Appliances	1465.1	LS	2,000.00		2,000.00	1,765.00	Work in Progress
	Office equipment	1475	LS	1,000.00		1,000.00	237.14	Work in Progress
	Maintenance equipment	1475	LS	1,000.00		1,000.00	1,000.78	Work in Progress
	Relocation	1495	LS	8,000.00		8,000.00	0.00	No work
TN064-002	Additional parking*	1450	LS	27,486.00		27,486.00	27,486.00	Complete
	Kitchen, bath renovations, VCT, exterior doors/frames/hardware, HVAC	1460	8 units	81,311.00		81,311.00	10,170.00	Work in Progress
TN064-003	Tot Lot	1450	1	20,000.00		20,000.00	0.00	No work
	Replace light fixtures	1460	LS	2,000.00		2,000.00	0.00	No work

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program: TN37P06450105 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 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: 12/31/2006 <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	1,000.00		1,000.00	800.00
3	1408 Management Improvements	44,000.00		26,000.00	24,181.66
4	1410 Administration	2,000.00		2,000.00	123.60
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	42,700.00		42,700.00	4,857.15
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	10,000.00		5,000.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	1,000.00		1,000.00	660.46
12	1470 Nondwelling Structures	86,219.00		83,719.00	32,822.00
13	1475 Nondwelling Equipment	2,000.00		2,000.00	1,170.41
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000.00		1,000.00	0.00
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-19)	189,919.00		164,419.00	64,615.28
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				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program #: TN37P06450105 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1 LS	1,000.00		1,000.00	800.00	Work in Progress
	VISTA Worker	1408	1 position	13,000.00		0.00	0.00	No work
	Part-Time Worker	1408	1 position	20,000.00		20,000.00	18,181.66	Work in Progress
	Community Care Giver	1408	1 position	6,000.00		6,000.00	6,000.00	Complete
	Computer upgrade	1408	LS	5,000.00		0.00	0.00	No work
	Advertising	1410	LS	2,000.00		2,000.00	123.60	Work in Progress
	Fees & Costs	1430	LS	20,700.00		20,700.00	3,750.00	Work in Progress
	A/E Services 15,000							
	Upgrade Agency Plan 2,500							
	Environmental Review 1,000							
	Topographic Survey 2,200							
	Annual Inspections	1430	LS	2,000.00		2,000.00	1,107.15	Work in Progress
	Clerk of the Works	1430	1 position	20,000.00		20,000.00	0.00	No work
	Maintenance equipment	1475	LS	1,000.00		1,000.00	1,170.41	Work in Progress
	Office equipment	1475	LS	1,000.00		1,000.00	0.00	Work in Progress
	Appliances	1465.1	LS	1,000.00		1,000.00	660.46	Work in Progress
	Relocation	1495	LS	1,000.00		1,000.00	0.00	No work
	Repair Drain Lines	1460	LS	5,000.00		0.00	0.00	No work
TN064-002	Office Addition/Renovations	1470	LS	83,719.00		83,719.00	32,822.00	Work in Progress
	Community Room Restroom Signage (Handicapped Accessible)	1470	LS	500.00		0.00	0.00	No work
	Community Room Drinking Fountain (Handicapped Accessible)	1470	LS	1,500.00		0.00	0.00	No work
	Kitchen, bath renovations, VCT, exterior doors/frames/hardware, HVAC	1460	LS	5,000.00		5,000.00	0.00	No work
TN064-003	Community Room Restroom Signage (Handicapped Accessible)	1470	LS	500.00		0.00	0.00	No work

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program: TN37P06450106 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FY 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: 12/31/2006 <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	1,000.00		0.00	0.00	
3	1408 Management Improvements	54,000.00		10,000.00	0.00	
4	1410 Administration	2,000.00		0.00	0.00	
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	20,500		5,500.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	3,000.00		0.00	0.00	
10	1460 Dwelling Structures	51,497.00		51,497.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	2,000.00		2,000.00	359.00	
12	1470 Nondwelling Structures	2,000.00		0.00	0.00	
13	1475 Nondwelling Equipment	27,000.00		0.00	0.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	5,000.00		5,000.00	0.00	
18	1498 Mod Used for Development					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2-19)	167,997.00		73,997.00	359.00	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Loudon Housing Authority		Grant Type and Number Capital Fund Program #: TN37P06450106 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1 LS	1,000.00		0.00	0.00	No work
	Clerk of the Works	1408	1 position	10,000.00		10,000.00	0.00	No work
	VISTA Worker	1408	1 position	13,000.00		0.00	0.00	No work
	Community Care Giver	1408	1 position	6,000.00		0.00	0.00	No work
	Part-Time Worker	1408	1 position	20,000.00		0.00	0.00	No work
	Computer upgrade	1408	LS	5,000.00		0.00	0.00	No work
	Advertising	1410	LS	2,000.00		0.00	0.00	No work
	A/E Fees	1430	LS	15,000.00		0.00	0.00	No work
	Agency Plan Update (2007)	1430	1	2,500.00		2,500.00	0.00	No work
	Environmental Review	1430	LS	1,000.00		1,000.00	0.00	No work
	Maintenance equipment	1475	LS	1,000.00		0.00	0.00	No work
	Office equipment	1475	LS	1,000.00		0.00	0.00	No work
	Appliances	1465.1	LS	2,000.00		2,000.00	359.00	Work in Progress
	Relocation	1495	LS	5,000.00		5,000.00	0.00	No work
	Annual Inspection	1430	LS	2,000.00		2,000.00	0.00	No work
	Maintenance Vehicle	1475	1	25,000.00		0.00	0.00	No work
TN064-002	Kitchen, bath renovations, VCT, exterior doors/frames/hardware, HVAC	1460	20 units	26,497.00		26,497.00	0.00	No work
	Fencing at Property Line	1450	LS	3,000.00		0.00	0.00	No work
	Community Center Flooring	1470	LS	2,000.00		0.00	0.00	No work
TN064-003	Replace main breaker boxes at each unit	1460	LS	25,000.00		25,000.00	0.00	No work

