

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2008 - 2012

Streamlined Annual Plan for Fiscal Year 2008

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Tennessee Valley Regional Housing Authority

PHA Number: MS006

PHA Fiscal Year Beginning: 07/01/2008

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1211
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1309

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2007 - 2011

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **Will apply for additional vouchers if available as the need arises.**
 - Reduce public housing vacancies: **Maintain Vacancies under 3%**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
 - Score 90% or better on PHAS**
 - Improve voucher management: (SEMAP score)
 - Score 90% or better on SEMAP**
 - Increase customer satisfaction:
 - Score 10 points on RASS indicator of PHAS**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - TVRHA has an ongoing program of renovation at all projects.**
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below) **Continue to operate under project based management and accounting in order to meet stop-loss requirement.**

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - TVRHA now has 10 individual projects all operating with their own individual site-based waiting list.**
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
Through the FSS Program. Maintain at least 90% or more of our mandatory FSS slots with at least 30% or more families with escrow balances.
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2008 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
 - Attachment A, Performance and Evaluation Report Capital Fund Program 2007
 - Attachment B, Performance and Evaluation Report Capital Fund Program 2006
 - Attachment C, Performance and Evaluation Report Capital Fund Program 2005
 - Attachment D, Resident Advisory Board Comments
 - Attachment E, Project Based Management and Accounting
 - Attachment F, Violence Against Women Act

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction: MS006000011-West Hills			
	# of families	% of total families	Annual Turnover
Waiting list total	21		40
Extremely low income <=30% AMI	14	67	
Very low income (>30% but <=50% AMI)	3	14	
Low income (>50% but <80% AMI)	4	19	
Families with children	10	50	
Elderly families	2	10	
Families with Disabilities	12	57	
Race/ethnicity #1	19	91	
Race/ethnicity #2	2	9	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10	62	
2 BR	11	38	
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000012-Hickory Terrace			
	# of families	% of total families	Annual Turnover
Waiting list total	1		82
Extremely low income <=30% AMI	1	100	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	1	100	
Race/ethnicity #1	1	100	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1	100%	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **MS006000013-Mimosa Terrace**

	# of families	% of total families	Annual Turnover
Waiting list total	1		38
Extremely low income <=30% AMI	1	100	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	1	100	
Elderly families	0		
Families with Disabilities	1	100	
Race/ethnicity #1	1	100	
Race/ethnicity #2	0		
Race/ethnicity #3	0		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2 BR	0		
3 BR	1	100	
4 BR	0		
5 BR	0		
5+ BR	0		

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000014-Meadowview			
	# of families	% of total families	Annual Turnover
Waiting list total	11		31
Extremely low income <=30% AMI	4	36	
Very low income (>30% but <=50% AMI)	4	36	
Low income (>50% but <80% AMI)	3	28	
Families with children	8	73	
Elderly families	1	9	
Families with Disabilities	2	18	
Race/ethnicity #1	3	27	
Race/ethnicity #2	8	73	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2	18	
2 BR	4	36	
3 BR	3	27	
4 BR	2	19	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **MS006000015-Jumpertown**

	# of families	% of total families	Annual Turnover
Waiting list total	4		42
Extremely low income <=30% AMI	3	75	
Very low income (>30% but <=50% AMI)	1	25	
Low income (>50% but <80% AMI)	0		
Families with children	3	75	
Elderly families	1	25	
Families with Disabilities	0		
Race/ethnicity #1	3	75	
Race/ethnicity #2	1	25	
Race/ethnicity	0		
Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1	25	
2 BR	1	25	
3 BR	1	25	
4 BR	1	25	
5 BR			
5+ BR			

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000021-Fairgrounds			
	# of families	% of total families	Annual Turnover
Waiting list total	17		16
Extremely low income <=30% AMI	12	70	
Very low income (>30% but <=50% AMI)	5	30	
Low income (>50% but <80% AMI)	0	0	
Families with children	9	53	
Elderly families	1	9	
Families with Disabilities	7	41	
Race/ethnicity #1	8	47	
Race/ethnicity #2	9	53	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	53	
2 BR	4	24	
3 BR	4	23	
4 BR	0	0	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000022-Sher-Phil			
	# of families	% of total families	Annual Turnover
Waiting list total	10		29
Extremely low income <=30% AMI	5	50	
Very low income (>30% but <=50% AMI)	3	30	
Low income (>50% but <80% AMI)	2	20	
Families with children	4	40	
Elderly families	1	10	
Families with Disabilities	6	60	
Race/ethnicity #1	7	70	
Race/ethnicity #2	3	30	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	50	
2 BR	3	30	
3 BR	2	20	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000023-Pinecrest			
	# of families	% of total families	Annual Turnover
Waiting list total	24		43
Extremely low income <=30% AMI	15	62	
Very low income (>30% but <=50% AMI)	6	25	
Low income (>50% but <80% AMI)	3	13	
Families with children	14	58	
Elderly families	9	38	
Families with Disabilities	4	17	
Race/ethnicity #1	16	67	
Race/ethnicity #2	8	33	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	8	33	
2 BR	6	25	
3 BR	6	58	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000024-Lakewood/Quinn Mattox			
	# of families	% of total families	Annual Turnover
Waiting list total	14		41
Extremely low income <=30% AMI	9	64	
Very low income (>30% but <=50% AMI)	3	21	
Low income (>50% but <80% AMI)	2	14	
Families with children	8	57	
Elderly families	2	14	
Families with Disabilities	6	43	
Race/ethnicity #1	7	50	
Race/ethnicity #2	7	50	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	36	
2 BR	6	43	
3 BR	3	21	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS006000025-Coggin/Meadowpark			
	# of families	% of total families	Annual Turnover
Waiting list total	18		24
Extremely low income <=30% AMI	11	67	
Very low income (>30% but <=50% AMI)	6	17	
Low income (>50% but <80% AMI)	1	4	
Families with children	6	33	
Elderly families	8	45	
Families with Disabilities	7	39	
Race/ethnicity #1	9	50	
Race/ethnicity #2	9	50	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	12	67	
2 BR	3	17	
3 BR	1	4	
4 BR	2	12	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1258		502
Extremely low income <=30% AMI	1107	88	
Very low income (>30% but <=50% AMI)	118	9	
Low income (>50% but <80% AMI)	33	3	
Families with children	918	73	
Elderly families	189	15	
Families with Disabilities	38	.03	
Race/ethnicity #1	403	32	
Race/ethnicity #2	855	68	
Race/ethnicity	0	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	301	24	
2 BR	504	40	
3 BR	353	28	
4 BR	100	.08	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for certain areas of our jurisdiction available to Section 8 participants.

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly. **TVRHA has applied for an extension of its elderly housing designation.**
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

Existing vacant units

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$3,404,395.00	PH Operations
a) Public Housing Capital Fund	\$2,360,000.00	
b) HOPE VI Revitalization	\$0.00	
c) HOPE VI Demolition	\$0.00	
d) Annual Contributions for Section 8 Tenant-Based Assistance (HAP & Fee)	\$4,935,107.00	Projected Renewal Funding
e) Resident Opportunity and Self-Sufficiency Grants	\$0.00	
f) Community Development Block Grant	\$0.00	
g) HOME	\$0.00	
Other Federal Grants (list below)		
FSS Coordinator- Section 8	\$43,649.00	Services to assisted families
Homeownership	\$43,649.00	
Retained Rental Income	\$378,210.00	
Resident Participation	\$29,150.00	Resident Initiatives
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$0.00	
3. Public Housing Dwelling Rental Income	\$1,809,720.00	PH Operations
4. Other income (list below)		
Fraud Rental Income	\$25,500.00	
Late Charges/Maintenance Charges	\$103,400.00	
Interest	\$402,520.00	
Non-Dwelling Rent	\$21,000.00	
4. Non-federal sources (list below)		
Total Non-Federal Grant Resources	\$2,362,140.00	
Total resources	\$13,556,300.00	
*Estimated		
**Note-Information from all Projects budget, excludes Central Office.		

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Credit References/Citizenship**

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

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

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

(2) Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists										
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics %			Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL 12/31/2007			Percent change between initial and current mix of Racial, Ethnic, or Disability demographics Race		
		07/01/2006			12/31/2007					
		Race			Race					
		#1	#2	D/H	#1	#2	D/H	#1	#2	D/H
MS006000011	07/01/2006	67%	33%	33%	91%	9%	57%	19%	19%	24%
MS006000012	07/01/2006	0%	0%	0%	100%	0%	100	100%	0%	100%
MS006000013	07/01/2006	0%	0%	0%	100%	0%	100%	100%	0%	100%
MS006000014	07/01/2006	40%	60%	80%	27%	73%	18%	13%	13%	62%
MS006000015	07/01/2006	0%	0%	0%	75%	25%	0%	75%	25%	0%
MS006000021	07/01/2006	50%	50%	50%	47%	53%	41%	3%	3%	9%
MS006000022	07/01/2006	30%	70%	30%	70%	30%	60%	40%	40%	30%
MS006000023	07/01/2006	47%	53%	33%	67%	33%	17%	20%	20%	16%
MS006000024	07/01/2006	33%	67%	0%	50%	50%	43%	17%	17%	43%
MS006000025	07/01/2006	30%	70%	30%	50%	50%	39%	20%	20%	9%

2. What is the number of site based waiting list developments to which families may apply at one time? 24

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 2

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 24

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? 24

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 24

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) **To relocate resident closer to employment**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- (2) Households that contribute to meeting income goals (broad range of incomes)
- (1) Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- (3) Other preference(s) (list below)

Elderly/disabled/displaced ahead of single non-elderly/diabled/displaced

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

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

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) **Upon request the housing authority will provide owners with the required known name and address information, at the time of the initial HQS inspection or before.**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

PHA central offices, PHA project management offices, and community centers.

(3) Search Time

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

If yes, state circumstances below:

1. **Extenuating circumstances such as hospitalization or family emergencies**
2. **Due to disability/accessibility requirements**
3. **The family has made reasonable efforts to locate a suitable unit**

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) : **\$2,080 Annually**
- Other (list below) : **New family member enters the home**

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Reflects Market

(2) Minimum Rent

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

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

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

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

a. Yes No Does the PHA plan to participate in the Capital Fund Program in the

upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B. **See Attachments**

- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

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

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

Yes No:

Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

1. **TVRHA will review lender qualifications and loan terms before authorizing homeownership assistance. Additionally, TVRHA may disapprove proposed financing if the debt is unaffordable. In making this determination, other family expenses, such as child care, unreimbursed medical expenses, etc., will be taken into account. TVRHA may also take into account income that is specifically excluded by federal statute, such as earnings and allowances under programs funded by AmeriCorp, Workforce Investment Act., etc. Such income will be considered for affordability, but excluded from the calculation of family monthly payments.**
2. **TVRHA encourages, but does not require, that the applicant be a participant in or a graduate of the family self-sufficiency program.**

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

TVRHA is publicizing Section 8 Home ownership opportunities to those receiving rental assistance through the Housing Authority.

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

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

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

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

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

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

TVRHA has successfully operated a Homeownership program since 1991 through the Resident Initiatives Program. To date, TVRHA has 268 total former Section 8 and Public Housing participants who have purchased homes. TVRHA also has staff experience in operating the Public Housing Turnkey III Homeownership program.

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual*,

Standard Five-Year, and Streamlined Five-Year/Annual Plans, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

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

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

The Housing Authority (HA) has completed comprehensive modernization programs on many of our housing units during 2007. The Housing Authority scored 96% overall on PHAS and 90 % on the Resident Service and Satisfaction Assessment. During 2007 the Housing Authority maintained a vacancy rate for Public Housing of less than (3) percent. This would indicate that the Housing Authority is meeting or exceeding the HUD goal of increasing the availability of decent, safe, affordable housing in good repair. The Housing Authority also scored 96 out of 100 on our latest SEMAP review.

This Housing Authority is striving to improve the community quality of life and economic suitability by recruiting a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The HA has used a local preference system to select from applicants on the waiting list who have family incomes within adopted income ranges. This HA will also continue to implement security patrol as needed in our developments and enforce the Screening and Eviction Policy (Formerly “One Strike”). This HA has a HUD approved Elderly designated development.

This HA has met the HUD goal of Promoting self-sufficiency of families and individuals by enrolling 141% of it’s mandatory FSS family slots with 51% of the FSS participants with escrow account balances.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

“Substantial Deviation” of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan

“Significant Amendment or Modification” of the Annual Plan or 5-Year Plan is:

i. Changes to rent or admissions policies or organization of the waiting

list; or

- ii. **Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: **See Attachment D**

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

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

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

Other: (list below) **See Attachment D**

(2) Resident Membership on PHA Governing Board

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

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

Yes No: **See paragraph b**

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

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

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain): **Congress passed the Consolidated Appropriations Act of 2008 and said bill was signed by the President on 12/26/2007; making it Public Law 110-161. Section 214 exempts the county of Los Angeles, California and the states of Alaska, Iowa, and Mississippi from this requirement provided that a minimum of six residents of public housing or Section 8 Assistance provide advice and comments to the PHA. The Advisory Board shall meet no less than quarterly. TVRHA has had a total of 22 resident meetings between January 2007 and December 2007. Each Resident Association has a President, Vice President and Secretary.**

Date of next term expiration of a governing board member: 04/30/2009 ????

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (Mississippi)

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

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

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

To provide decent, safe, and in good repair housing at an affordable cost, and without discrimination.

(4) (Reserved)

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

10. Project-Based Voucher Program

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

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	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
	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	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
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
	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
	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
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	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
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
	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.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. Resident Association (Advisory Board) Information	(Specify as needed)

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

PHA Name: Tennessee Valley Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P00650108 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/07-9/08
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$236,000.00			
5	1411 Audit	\$2,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$130,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,300.00			
10	1460 Dwelling Structures	\$1,881,200.00			
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	\$60,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,360,000.00			
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: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No:MS26P00650108 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/07 – 9/08		
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	
MS006000012P								
Hickory Terrace	Interior renovation	1460	15	\$27,100.00				
Oak Terrace	Floors- replace	1460	0	\$0.00				
	Electrical-upgrades	1460	0	\$0.00				
	Kitchens- renovate	1460	0	\$0.00				
	Bathrooms- renovate	1460	0	\$0.00				
	Water heaters- replace	1460	0	\$0.00				
	Appliances- replace	1460	0	\$0.00				
	Windows- replace	1460	0	\$0.00				
	Exterior- painting/cleaning	1460	5	\$7,500.00				
	Siding- replace	1460	0	\$0.00				
	Fire prevention/safety	1460	10	\$65,800.00				
	Mechanical Systems-HVAC	1460	0	\$0.00				
	Site improvements	1450	1	\$3,500.00				
	Subtotal			\$103,900.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No:MS26P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/07 – 9/08			
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	
MS006000013P								
Fort Robinett	Interior renovation	1460	0	\$0.00				
Corinth Scattered	Floors- replace	1460	5	\$10,000.00				
Mimosa Terrace	Electrical-upgrades	1460	0	\$0.00				
Willow Terrace	Kitchens- renovate	1460	0	\$0.00				
	Bathrooms- renovate	1460	0	\$0.00				
	Water heaters- replace	1460	0	\$0.00				
	Appliances- replace	1460	0	\$0.00				
	Windows- replace	1460	0	\$0.00				
	Exterior- painting/cleaning	1460	10	\$7,500.00				
	Siding- replace	1460	0	\$0.00				
	Fire prevention/safety	1460	80	\$75,750.00				
	Mechanical Systems-HVAC	1460	50	\$20,000.00				
	Site improvements	1450	0	\$4,000.00				
	Subtotal			\$117,250.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/07 – 9/08			
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	
Administrative Costs	1.Salaries	1410		\$166,000.00				
	2.Fringe Benefits	1410		\$56,200.00				
	3.Unemployment benefits	1410		\$9,200.00				
	Note: Above items are prorated Based on number of hours worked In the Capital Fund Program							
	4. Travel (Expense to attend training And meetings, etc.)	1410		\$1,840.00				
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)	1410		\$920.00				
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)	1410		\$1,840.00				
	Subtotal			\$236,000.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/07 – 9/08			
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	
Audit	1. Annual (Audit of Capital Fund)	1411	1	\$2,500.00				
	Subtotal			\$2,500.00				
Fees & Costs	1. Architect (Kitchens, floors, walls Electrical etc.)	1430	1	\$129,000.00				
	2. Engineer	1430	1	\$1,000.00				
	Subtotal			\$130,000.00				
Relocation Costs	1. Relocation expenses for residents	1495	1	\$60,000.00				
	Subtotal			\$60,000.00				
	GRAND TOTAL			\$2,360,000.00				

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650108 Replacement Housing Factor No:					Federal FY of Grant: 10/07 – 9/08
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	
MS006000012P							
Hickory Terrace Oak Terrace	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650108 Replacement Housing Factor No:					Federal FY of Grant: 10/07 – 9/08	
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		
MS006000015P								
Byram Jack Yarber Pickwick Place Westwood East Heights	Within 24 months from the date of the ACC			Within 48 months from the date of the ACC			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.	
Jacinto Heights								
Jumpertown								

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000013P Fort Robinett Corinth Scattered Mimosa Terrace	Annual Statement	\$21,000.00	\$159,350.00	\$46,000.00	\$178,500.00
Willow Terrace					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000014P Eastgate Meadowview Apts. Meadowview Sub.	Annual Statement	\$1,000.00	\$48,000.00	\$37,000.00	\$233,500.00
Ridgeland Terrace					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000015P Byram Jack Yarber Pickwick Place	Annual Statement	\$110,000.00	\$351,950.00	\$58,000.00	\$65,500.00
Westwood					
East Heights					
Jacinto Heights					
Jumpertown					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000021P Beasley Apts. Fairgrounds Apts. Fairgrounds Sub.	Annual Statement	\$127,250.00	\$97,300.00	\$50,000.00	\$57,500.00
Forest Heights					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000022P Sher-Phil New Houlika Harrell Street Cathy Street	Annual Statement	\$390,400.00	\$138,800.00	\$950,050.00	\$502,550.00
Mildred Kay					
Winter Street					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tennessee Valley Regional Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
MS006000024P Lakewood Wilemon Amory Scattered	Annual Statement	\$622,150.00	\$472,700.00	\$73,000.00	\$80,500.00
Quinn Mattox					

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tennessee Valley Regional Housing Authority			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 10/2008 PHA FY: 06/2009	Work Statement for Year 3 FFY Grant: 10/2009 PHA FY: 06/2010	Work Statement for Year 4 FFY Grant: 10/2010 PHA FY: 06/2011	Work Statement for Year 5 FFY Grant: 10/2011 PHA FY: 06/2012
Physical Improvement Subtotal	Annual Statement	\$1,902,050.00	\$1,902,050.00	\$1,902,050.00	\$1,902,050.00
Audit		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Relocation Costs		\$61,000.00	\$61,000.00	\$61,000.00	\$61,000.00
Administrative Subtotal		\$232,950.00	\$232,950.00	\$232,950.00	\$232,950.00
Fees & Costs Subtotal		\$131,000.00	\$131,000.00	\$131,000.00	\$131,000.00
Total CFP Funds (Est.)		\$2,329,500.00	\$2,329,500.00	\$2,329,500.00	\$2,329,500.00

Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06-9/07
<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: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$230,000.00	\$236,625.00		
5	1411 Audit	\$1,500.00	\$2,000.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$131,000.00	\$131,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$46,200.00	\$75,829.00		
10	1460 Dwelling Structures	\$1,920,800.00	\$1,860,800.00		
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	\$0.00	\$60,000.00		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,329,500.00	\$2,366,254.00		
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				

AttachmentA

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No:MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
MS006000013P								
Fort Robinett	Interior renovation	1460	0	\$0.00	\$0.00			
Corinth Scattered	Floors- replace	1460	5	\$10,000.00	\$7,000.00			
Mimosa Terrace	Electrical-upgrades	1460	0	\$0.00	\$5,000.00			
Willow Terrace	Kitchens- renovate	1460	0	\$0.00	\$0.00			
	Bathrooms- renovate	1460	5	\$11,750.00	\$8,750.00			
	Water heaters- replace	1460	0	\$0.00	\$0.00			
	Appliances- replace	1460	0	\$0.00	\$0.00			
	Windows- replace	1460	0	\$0.00	\$0.00			
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00			
	Siding- replace	1460	0	\$0.00	\$0.00			
	Fire prevention/safety	1460	0	\$0.00	\$0.00			
	Mechanical Systems-HVAC	1460	3	\$10,000.00	\$5,000.00			
	Site improvements	1450	0	\$0.00	\$6,000.00			
	Subtot6al			\$31,750.00	\$31,750.00			

AttachmentA

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No:MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
MS006000021P								
Beasley Apts.	Interior renovation	1460	1	\$10,000.00	\$7,000.00			
Fairgrounds Apts.	Floors- replace	1460	2	\$4,000.00	\$4,000.00			
Fairgrounds Sub.	Electrical-upgrades	1460	0	\$0.00	\$0.00			
Forest Heights	Kitchens- renovate	1460	2	\$3,000.00	\$3,000.00			
	Bathrooms- renovate	1460	0	\$0.00	\$0.00			
	Water heaters- replace	1460	0	\$0.00	\$0.00			
	Appliances- replace	1460	0	\$0.00	\$0.00			
	Windows- replace	1460	0	\$0.00	\$0.00			
	Exterior- painting/cleaning	1460	80	\$8,000.00	\$5,000.00			
	Siding- replace	1460	0	\$0.00	\$0.00			
	Fire prevention/safety	1460	0	\$0.00	\$0.00			
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00			
	Site improvements	1450	1	\$5,000.00	\$6,000.00			
				\$30,000.00	\$25,000.00			

AttachmentA

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No:MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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
MS006000022P				Original	Revised	Funds Obligated	Funds Expended	
Sher-Phil	Interior renovation	1460	2	\$25,000.00	\$19,000.00			
New Houlka	Floors- replace	1460	6	\$15,000.00	\$15,000.00			
Harrell Street	Electrical-upgrades	1460	0	\$0.00	\$0.00			
Cathy Street	Kitchens- renovate	1460	9	\$18,000.00	\$18,000.00			
Mildred Kay	Bathrooms- renovate	1460	6	\$6,000.00	\$6,000.00			
Winter Street	Water heaters- replace	1460	0	\$0.00	\$0.00			
	Appliances- replace	1460	0	\$0.00	\$0.00			
	Windows- replace	1460	0	\$0.00	\$0.00			
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00			
	Siding- replace	1460	0	\$0.00	\$0.00			
	Fire prevention/safety	1460	0	\$0.00	\$0.00			
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00			
	Site improvements	1450	1	\$5,000.00	\$6,000.00			
				\$69,000.00	\$64,000.00			

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No:MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
MS006000023P								
Pinecrest	Interior renovation	1460	0	\$0.00	\$0.00			
Parkview	Floors- replace	1460	3	\$5,000.00	\$5,000.00			
Highland Circle	Electrical-upgrades	1460	0	\$0.00	\$0.00			
	Kitchens- renovate	1460	0	\$0.00	\$0.00			
	Bathrooms- renovate	1460	0	\$0.00	\$0.00			
	Water heaters- replace	1460	0	\$0.00	\$0.00			
	Appliances- replace	1460	0	\$0.00	\$0.00			
	Windows- replace	1460	0	\$0.00	\$0.00			
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00			
	Siding- replace	1460	0	\$0.00	\$0.00			
	Fire prevention/safety	1460	0	\$0.00	\$0.00			
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00			
	Site improvements	1450	1	\$5,000.00	\$6,000.00			
	Subtotal			\$10,000.00	\$11,000.00			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No:MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
MS006000024P								
Lakewood	Interior renovation	1460	55	\$754,000.00	\$742,000.00			
Wilemon	Floors- replace	1460	35	\$55,300.00	\$55,300.00			
Amory Scattered	Electrical-upgrades	1460	22	\$22,000.00	\$22,000.00			
Quinn Mattox	Kitchens- renovate	1460	55	\$118,000.00	\$118,000.00			
	Bathrooms- renovate	1460	55	\$138,000.00	\$138,000.00			
	Water heaters- replace	1460	0	\$0.00	\$0.00			
	Appliances- replace	1460	0	\$0.00	\$0.00			
	Windows- replace	1460	0	\$0.00	\$0.00			
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00			
	Siding- replace	1460	0	\$0.00	\$0.00			
	Fire prevention/safety	1460	0	\$0.00	\$0.00			
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00			
	Site improvements	1450	0	\$0.00	\$6,000.00			
	Subtotal			\$1,087,300.00	\$1,081,300.00			

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
Administrative Costs	1.Salaries	1410		\$161,000.00	\$165,000.00			
	2.Fringe Benefits	1410		\$55,200.00	\$56,200.00			
	3.Unemployment benefits	1410		\$9,200.00	\$10,000.00			
	Note: Above items are prorated							
	Based on number of hours worked							
	In the Capital Fund Program							
	4. Travel (Expense to attend training	1410		\$1,840.00	\$2,665.00			
	And meetings, etc.)							
	5. Advertisements (public hearings,	1410		\$920.00	\$920.00			
	Bids, contracts, closings, etc.							
	6. Legal (Review of contract	1410		\$1,840.00	\$1840.00			
	Documents, assist with							
	Questionable bids, etc.)							
	Subtotal			\$230,000.00	\$236,625.00			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/06 – 9/07		
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	
Relocation Costs	1. Relocation costs associated with Capital improvements	1495	0	\$0.00	\$60,000.00			
	Subtotal			\$0.00	\$60,000.00			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650107 Replacement Housing Factor No:				Federal FY of Grant: 10/06 – 9/07
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	
MS006000015P							
Byram Jack Yarber Pickwick Place Westwood East Heights	Within 24 months from the date of the ACC	09/12/09		Within 48 months from the date of the ACC	09/12/11		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Jacinto Heights							
Jumpertown							

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2005-9/2006
<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: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$425,000.00	\$0.00		
4	1410 Administration	\$230,000.00	\$230,000.00	\$0.00	\$0.00
5	1411 Audit	\$1,500.00	\$1,500.00	\$0.00	\$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$130,000.00	\$130,000.00	\$130,000.00	\$28,515.72
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$32,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,503,500.00	\$1,541,827.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$0.00	\$500,000.00	\$500,000.00	\$481,598.80
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$62,500.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,300,000.00	\$2,497,827.00	\$630,000.00	\$510,114.52
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	\$425,000.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000011P								
West Hills	Interior renovation	1460	5	\$0.00	\$63,234.00	\$0.00		
	Floors- replace	1460	12	\$0.00	\$20,000.00	\$0.00		
	Electrical-upgrades	1460	5	\$0.00	\$10,000.00	\$0.00		
	Kitchens- renovate	1460	5	\$0.00	\$10,000.00	\$0.00		
	Bathrooms- renovate	1460	5	\$0.00	\$10,000.00	\$0.00		
	Water heaters- replace	1460	145	\$0.00	\$20,000.00	\$0.00		
	Appliances- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	145	\$0.00	\$66,717.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$10,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$62,277.00	\$62,277.00	\$62,269.00	
	Subtotal			\$0.00	\$272,228.00	\$62,277.00	\$62,269.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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
MS006000012P				Original	Revised	Funds Obligated	Funds Expended	
Hickory Terrace	Interior renovation	1460	0	\$10,000.00	\$13,234.00	\$0.00		
Oak Terrace	Floors- replace	1460	12	\$100,000.00	\$22,596.00	\$0.00		
	Electrical-upgrades	1460	0	\$100,000.00	\$0.00	\$0.00		
	Kitchens- renovate	1460	0	\$75,000.00	\$0.00	\$0.00		
	Bathrooms- renovate	1460	0	\$74,000.00	\$0.00	\$0.00		
	Water heaters- replace	1460	0	\$100,000.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$200,000.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$100,000.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$200,000.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	0	\$0.00	\$0.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$88,155.00	\$88,155.00	\$87,984.80	
	Subtotal			959,000.00	\$123,985.00	\$88,155.00	\$87,984.80	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2005-9/2006		
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	
MS006000013P								
Fort Robinett	Interior renovation	1460	1	\$20,000.00	\$23,832.00	\$0.00		
Corinth Scattered	Floors- replace	1460	5	\$0.00	\$10,000.00	\$0.00		
Mimosa Terrace	Electrical-upgrades	1460	0	\$0.00	\$0.00	\$0.00		
Willow Terrace	Kitchens- renovate	1460	0	\$0.00	\$0.00	\$0.00		
	Bathrooms- renovate	1460	0	\$20,000.00	\$10,000.00	\$0.00		
	Water heaters- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	5	\$0.00	\$10,000.00	\$0.00		
	Site improvements	1450	0	\$0.00	\$10,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$26,550.00	\$26,550.00	\$25,236.00	
	Subtotal			\$40,000.00	\$90,382.00	\$26,550.00	\$25,236.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000014P								
Eastgate	Interior renovation	1460	30	\$100,000.00	\$688,660.00	\$0.00		
Meadowview Apts.	Floors- replace	1460	30	\$0.00	\$100,000.00	\$0.00		
Meadowview Sub.	Electrical-upgrades	1460	0	\$0.00	\$0.00	\$0.00		
Ridgeland Terrace	Kitchens- renovate	1460	0	\$0.00	\$19,484.00	\$0.00		
	Bathrooms- renovate	1460	0	\$0.00	\$0.00	\$0.00		
	Water heaters- replace	1460	0	\$100,000.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Windows- replace	1460	30	\$0.00	\$90,000.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	60	\$0.00	\$10,000.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	0	\$0.00	\$0.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$58,294.00	\$58,294.00	\$54,796.00	
	Subtotal			\$200,000.00	\$966,438.00	\$58,294.00	\$54,796.00	

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000015P								
Byram	Interior renovation	1460	4	\$0.00	\$33,750.00	\$0.00		
Jack Yarber	Floors- replace	1460	5	\$0.00	\$10,000.00	\$0.00		
Pickwick Place	Electrical-upgrades	1460	5	\$0.00	\$8,000.00	\$0.00		
Westwood	Kitchens- renovate	1460	5	\$0.00	\$10,000.00	\$0.00		
East Heights	Bathrooms- renovate	1460	5	\$0.00	\$25,300.00	\$0.00		
Jacinto Heights	Water heaters- replace	1460	0	\$0.00	\$0.00	\$0.00		
Jumpertown	Appliances- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	55	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	0	\$0.00	\$2,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$54,511.00	\$54,511.00	\$54,352.00	
	Subtotal			\$0.00	\$143,561.00	\$54,511.00	\$54,352.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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
MS006000021P				Original	Revised	Funds Obligated	Funds Expended	
Beasley Apts.	Interior renovation	1460	0	\$0.00	\$13,234.00	\$0.00		
Fairgrounds Apts.	Floors- replace	1460	1	\$0.00	\$1,500.00	\$0.00		
Fairgrounds Sub.	Electrical-upgrades	1460	0	\$0.00	\$0.00	\$0.00		
Forrest Heights	Kitchens- renovate	1460	1	\$0.00	\$2,167.00	\$0.00		
	Bathrooms- renovate	1460	1	\$0.00	\$1,500.00	\$0.00		
	Water heaters- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	1	\$0.00	\$5,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$22,034.00	\$22,034.00	\$20,944.00	
	Subtotal			\$0.00	\$45,435.00	\$22,034.00	\$20,944.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000022P								
Sher-Phil	Interior renovation	1460	2	\$0.00	\$8,750.00	\$0.00		
New Houlka	Floors- replace	1460	5	\$15,000.00	\$10,000.00	\$0.00		
Harrell Street	Electrical-upgrades	1460	0	\$15,000.00	\$0.00	\$0.00		
Cathy Street	Kitchens- renovate	1460	3	\$15,000.00	\$6,646.00	\$0.00		
Mildred Kay	Bathrooms- renovate	1460	1	\$47,000.00	\$6,000.00	\$0.00		
Winter Street	Water heaters- replace	1460	0	\$2,500.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$24,000.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$11,000.00	\$19,484.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	1	\$0.00	\$5,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$57,657.00	\$57,657.00	\$53,718.00	
	Subtotal			\$129,500.00	\$113,537.00	\$57,657.00	\$53,718.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2005-9/2006		
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
MS006000023P				Original	Revised	Funds Obligated	Funds Expended	
Pinecrest	Interior renovation	1460	0	\$0.00	\$13,234.00	\$0.00		
Parkview	Floors- replace	1460	2	\$10,000.00	\$9,053.00	\$0.00		
Highland Circle	Electrical-upgrades	1460	0					
	Kitchens- renovate	1460	0					
	Bathrooms- renovate	1460	0					
	Water heaters- replace	1460	0					
	Appliances- replace	1460	0					
	Windows- replace	1460	0					
	Exterior- painting/cleaning	1460	30	\$75,000.00	\$50,000.00	\$0.00		
	Siding- replace	1460						
	Fire prevention/safety	1460						
	Mechanical Systems-HVAC	1460						
	Site improvements	1450	1	\$0.00	\$5,000.00	\$0.00		
	Subtotal			\$85,000.00	\$77,287.00	\$0.00		

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000024P								
Lakewood	Interior renovation	1460	3	\$0.00	\$13,750.00	\$0.00		
Wilemon	Floors- replace	1460	6	\$5,000.00	\$15,000.00	\$0.00		
Amory Scattered	Electrical-upgrades	1460	2	\$5,000.00	\$10,000.00	\$0.00		
Quinn Mattox	Kitchens- renovate	1460	2	\$5,000.00	\$10,000.00	\$0.00		
	Bathrooms- renovate	1460	3	\$9,000.00	\$13,941.00	\$0.00		
	Water heaters- replace	1460	0	\$10,000.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$20,000.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$21,000.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0		\$0.00	\$0.00		
	Siding- replace	1460	0		\$0.00	\$0.00		
	Fire prevention/safety	1460	0		\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	0		\$0.00	\$0.00		
	Site improvements	1450	0		\$0.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$73,853.00	\$73,853.00	\$69,931.00	
	Subtotal			\$75,000.00	\$136,544.00	\$73,853.00	\$69,931.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2005-9/2006		
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	
MS006000025P								
Meadowpark	Interior renovation	1460	2	\$0.00	\$8,750.00	\$0.00		
Coggin	Floors- replace	1460	5	\$2,000.00	\$10,000.00	\$0.00		
Haven Acres	Electrical-upgrades	1460	0	\$2,000.00	\$0.00	\$0.00		
	Kitchens- renovate	1460	2	\$1,000.00	\$10,000.00	\$0.00		
	Bathrooms- renovate	1460	3	\$5,000.00	\$14,011.00	\$0.00		
	Water heaters- replace	1460	0	\$5,000.00	\$0.00	\$0.00		
	Appliances- replace	1460	0	\$50,000.00	\$0.00	\$0.00		
	Windows- replace	1460	0	\$10,000.00	\$0.00	\$0.00		
	Exterior- painting/cleaning	1460	0	\$0.00	\$0.00	\$0.00		
	Siding- replace	1460	0	\$0.00	\$0.00	\$0.00		
	Fire prevention/safety	1460	0	\$0.00	\$0.00	\$0.00		
	Mechanical Systems-HVAC	1460	0	\$0.00	\$0.00	\$0.00		
	Site improvements	1450	1	\$0.00	\$5,000.00	\$0.00		
	Community Center Renovations	1470	1	\$0.00	\$56,669.00	\$56,669.00	\$52,368.00	
	Subtotal			\$75,000.00	\$104,430.00	\$56,669.00	\$52,368.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2005-9/2006		
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	
Administrative Costs	1.Salaries	1410		\$161,000.00	\$161,000.00	\$0.00		
	2.Fringe Benefits	1410		\$55,200.00	\$55,200.00	\$0.00		
	3.Unemployment benefits	1410		\$9,200.00	\$9,200.00	\$0.00		
	Note: Above items are prorated Based on number of hours worked In the Capital Fund Program							
	4. Travel (Expense to attend training And meetings, etc.)	1410		\$1,840.00	\$1,840.00	\$0.00		
	5. Advertisements (public hearings, Bids, contracts, closings, etc.	1410		\$920.00	\$920.00	\$0.00		
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)	1410		\$1,840.00	\$1,840.00	\$0.00		
	Subtotal			\$230,000.00	\$230,000.00	\$0.00		

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2005-9/2006		
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	
Audit	1. Annual (Audit of Capital Fund)	1411	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Subtotal			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
Fees & Costs	1. Architect (Kitchens, floors, walls Electrical etc.)	1430	1	\$129,000.00	\$129,000.00	\$129,000.00	\$28,515.72	
	2. Engineer	1430	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Subtotal			\$130,000.00	\$130,000.00	\$130,000.00	\$28,515.72	
	GRAND TOTAL			\$2,300,000.00	\$2,497,827.00	\$630,000.00	\$510,114.52	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650106 Replacement Housing Factor No:				Federal FY of Grant: 10/2005-9/2006
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	
MS006000011P							
West Hills	Within 24 months from the date of the ACC	07/18/08		Within 48 months from the date of the ACC	07/18/2010		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650106 Replacement Housing Factor No:				Federal FY of Grant: 10/2005-9/2006
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	
MS006000012P							
Hickory Terrace Oak Terrace	Within 24 months from the date of the ACC	07/18/08		Within 48 months from the date of the ACC	07/18/2010		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650106 Replacement Housing Factor No:				Federal FY of Grant: 10/2005-9/2006
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	
MS006000015P							
Byram Jack Yarber Pickwick Place Westwood East Heights	Within 24 months from the date of the ACC	07/18/08		Within 48 months from the date of the ACC	07/18/2010		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Jacinto Heights							
Jumpertown							

Attachment C

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005
<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: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$425,000.00	\$425,000.00	\$425,000.00	\$0.00
4	1410 Administration	\$270,000.00	\$250,000.00	\$250,000.00	\$218,113.88
5	1411 Audit	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$130,000.00	\$125,000.00	\$125,000.00	\$61,829.39
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$122,766.13	\$122,766.13	\$122,516.13
10	1460 Dwelling Structures	\$1,474,000.00	\$1,627,693.87	\$1,627,693.87	\$1,054,085.84
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$390,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$25,000.00	\$25,000.00	\$3,868.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,700,000.00	\$2,574,460.00	\$2,574,460.00	\$1,461,413.24
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	\$425,000.00	\$425,000.00	\$425,000.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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	
MS6-11								
Fort Robinett	Mechanical Systems	1460	2	\$0.00	\$26,400.00	\$26,400.00	\$26,376.84	
	Subtotal			\$0.00	\$26,400.00	\$26,400.00	\$26,376.84	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005		
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
MS6-13				Original	Revised	Funds Obligated	Funds Expended	
West Hills	Site-repair/grading as necessary	1450	1	\$10,000.00	\$107,910.84	\$107,910.84	\$107,660.84	
Willow Terrace	Floors-replace as necessary	1460	80	\$109,000.00	\$165,000.00	\$165,000.00	\$164,889.50	
New Houlka	Bathrooms-repair/paint as necessary	1460	80	\$100,000.00	\$104,089.16	\$104,089.16	\$54,270.00	
Lakewood	Electrical-repair as necessary	1460	80	\$100,000.00	\$75,000.00	\$75,000.00	\$38,399.82	
Pinecrest	Exterior-painting/cleaning/siding	1460	80	\$50,500.00	\$35,000.00	\$35,000.00	\$6,003.18	
Haven Acres	Kitchens-cabinet/ventahood	1460	80	\$100,000.00	\$100,000.00	\$100,000.00	\$50,682.25	
Meadowpark	Walls-repair/paint as necessary	1460	80	\$300,000.00	\$100,000.00	\$100,000.00	\$95,404.00	
Quinn Mattox	Doors-repair/paint as necessary	1460	80	\$50,000.00	\$110,722.00	\$110,722.00	\$26,896.00	
Jumpertown	Exterior Storage Buildings	1470	20	\$200,000.00	\$0.00	\$0.00	\$0.00	
Forrest Heights	Mechanical Systems-HVAC replacement	1460	85	\$300,000.00	\$111,400.00	\$111,400.00	\$7,005.00	
Fairgrounds Meadowview East Heights	Windows	1460	1	\$0.00	\$37,000.00	\$37,000.00	\$36,600.00	
	Subtotal			\$1,319,500.00	\$946,322.00	\$946,322.00	\$587,810.59	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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	
MS 6-16								
Fairgrounds	Kitchens-Cabinets/Venthood	1460	1	\$0.00	\$1,000.00	\$1,000.00	\$650.00	
	Subtotal			\$0.00	\$1,000.00	\$1,000.00	\$650.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005			
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	
MS 6-17								
Beasley Apts.	Site Work	1450	1	\$0.00	\$1,885.18	\$1,885.18	\$1,885.18	
	Subtotal			\$0.00	\$1,885.18	\$1,885.18	\$1,885.18	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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
MS 6-18				Original	Revised	Funds Obligated	Funds Expended	
Winter Street	Site	1450	0	\$0.00	\$349.90	\$349.90	\$349.90	
Harrell Street	Floors-replace as necessary	1460	4	\$5,000.00	\$48,153.09	\$48,153.09	\$48,076.59	
Wilemon	Bathrooms-repair/paint as necessary	1460	4	\$5,000.00	\$12,046.91	\$12,046.91	\$11,875.00	
Haven Acres	Electrical-repair as necessary	1460	4	\$5,000.00	\$9,000.00	\$9,000.00	\$2,638.50	
Coggin	Exterior-painting/cleaning/siding	1460	100	\$47,500.00	\$10,000.00	\$10,000.00	\$605.00	
Sherphil	Kitchen-cabinets	1460	1	\$2,500.00	\$17,240.28	\$17,240.28	\$17,196.25	
Jumpertown	Walls-repair/paint as necessary	1460	4	\$24,000.00	\$31,950.10	\$31,950.10	\$31,911.00	
Parkview	Doors-replace as necessary	1460	1	\$1,000.00	\$8,000.00	\$8,000.00	\$0.00	
Eastgate	Exterior storage Buildings	1470	4	\$40,000.00	\$0.00	\$0.00	\$0.00	
Jack Yarber	Mechanical Systems	1460	100	\$0.00	\$178,459.72	\$178,459.72	\$178,459.72	
Ridgeland Terrace	Windows	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
Westwood								
	Subtotal			\$129,500.00	\$315,200.00	\$315,200.00	\$291,111.96	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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	
MS 6-19								
Meadowview Apts.	Site	1450	0	\$0.00				
	Floors-replace as necessary	1460	5	\$10,000.00	\$1,964.00	\$1,964.00	\$1,964.00	
	Bathrooms	1460	0	\$0.00	\$900.00	\$900.00	\$900.00	
	Electrical	1460	0					
	Exterior	1460	0					
	Kitchens	1460	0					
	Walls	1460	0	\$0.00	\$34.00	\$34.00	\$34.00	
	Doors	1460	0					
	Mechanical Systems-HVAC replacement	1460	30	\$75,000.00	\$90,741.56	\$90,741.56	\$90,741.56	
	Subtotal			\$85,000.00	\$93,639.56	\$93,639.56	\$93,639.56	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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	
MS 6-20								
Parkview	Site	1450	0	\$0.00	\$9,578.12	\$9,578.12	\$9,578.12	
Eastgate	Floors-replace as necessary	1460	1	\$2,000.00	\$19,502.00	\$19,502.00	\$19,502.00	
Westwood	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00	\$10,000.00	\$10,000.00	\$7,175.00	
Jack Yarber	Electrical-repair as necessary	1460	1	\$1,000.00	\$5,000.00	\$5,000.00	\$200.00	
Winter Street	Exterior-painting/cleaning/siding	1460	5	\$5,000.00	\$5,000.00	\$5,000.00	\$1,372.00	
Wilemon	Kitchens-cabinets/gas lines/venthood	1460	1	\$5,000.00	\$7,777.34	\$7,777.34	\$0.00	
Harrell Street	Walls-repair/paint as necessary	1460	1	\$9,000.00	\$5,919.88	\$5,919.88	\$2,286.50	
Haven Acres	Doors-repair/paint as necessary	1460	1	\$1,000.00	\$5,000.00	\$5,000.00	\$0.00	
Coggin	Exterior Storage Buildings	1470	5	\$50,000.00	\$0.00	\$0.00	\$0.00	
Sher-Phil	Mechanical Systems	1460	1	\$0.00	\$27,222.66	\$27,222.66	\$27,222.66	
Quinn Mattox	Windows	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal			\$75,000.00	\$95,000.00	95,000.00	\$67,336.28	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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
MS 6-21				Original	Revised	Funds Obligated	Funds Expended	
Corinth Scattered Lots	Site	1450	0	\$0.00	\$3,042.09	\$3,042.09	\$3,042.09	
Winter Street	Floors-replace as necessary	1460	1	\$2,000.00	\$6,957.13	\$6,957.13	\$0.00	
Quinn Mattox	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00	\$5,000.00	\$5,000.00	\$0.00	
Sher-Phil	Electrical-repair as necessary	1460	1	\$1,000.00	\$5,000.00	\$5,000.00	\$0.00	
Parkview	Exterior-painting/cleaning/siding	1460	5	\$5,000.00	\$5,000.00	\$5,000.00	\$40.00	
Pickwick Place	Kitchen-cabinets/gas lines/venthood	1460	1	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
Byrum Property	Wall-repair/paint as necessary	1460	1	\$10,000.00	\$1,605.00	\$1,605.00	\$0.00	
Jacinto Heights	Doors-replace as necessary	1460	1	\$1,000.00	\$11,738.00	\$11,738.00	\$0.00	
Westwood	Exterior Storage Buildings	1470	5	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical Systems	1460	1	\$0.00	\$48,395.78	\$48,395.78	\$48,395.78	
	Windows	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal			\$75,000.00	\$91,738.00	91,738.00	\$51,477.87	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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
MS 6-22				Original	Revised	Funds Obligated	Funds Expended	
Corinth Scattered Lots	Site	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
Mildred Kay	Floors-replace as necessary	1460	1	\$2,000.00	\$8,443.00	\$8,443.00	\$8,443.00	
Coggin	Bathrooms-repair/paint as necessary	1460	1	\$2,000.00	\$3,050.00	\$3,050.00	\$3,050.00	
Jumpertown	Electrical-repair as necessary	1460	1	\$1,000.00	\$3,000.00	\$3,000.00	\$1,000.00	
Amory Scattered Lots	Exterior	1460	0	\$0.00	\$5,000.00	\$5,000.00	\$900.00	
Pickwick Place	Kitchen-cabinets/gas lines	1460	1	\$5,000.00	\$11,358.56	\$11,358.56	\$2,242.50	
Jacinto Heights	Wall-repair/paint as necessary	1460	1	\$9,000.00	\$18,000.00	\$18,000.00	\$12,600.00	
Westwood	Doors	1460	1	\$1,000.00	\$3,000.00	\$3,000.00	\$0.00	
	Exterior Storage Buildings	1470	5	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical Systems	1460	1	\$0.00	\$18,148.44	\$18,148.44	\$18,148.44	
	Subtotal			\$70,000.00	\$70,000.00	\$70,000.00	\$46,383.94	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
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	
HA Wide								
Management	Provide for continual resident	1408		\$425,000.00	\$425,000.00	\$425,000.00	\$0.00	
Improvements	And Property security at 11 sites and Possible additional locations in the Future. By reducing vandalism and Keeping undesirables off TVRHA Property, security assists with Maintaining physical improvements. The estimated cost is based on TVRHA's Experience with its Security Program for the past 10 Years.							
	Subtotal			\$425,000.00	\$425,000.00	\$425,000.00	\$0.00	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2004-9/2005			
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	
Administrative Costs	1.Salaries	1410		\$190,000.00	\$180,000.00	\$180,000.00	\$161,563.99	
	2.Fringe Benefits	1410		\$64,000.00	\$54,000.00	\$54,000.00	\$56,549.89	
	3.Unemployment benefits	1410		\$11,000.00	\$11,000.00	\$11,000.00		
	Note: Above items are prorated							
	Based on number of hours worked							
	In the Capital Fund Program							
	4. Travel (Expense to attend training And meetings, etc.)	1410		\$2,000.00	\$2,000.00	\$2,000.00		
	5. Advertisements (public hearings, Bids, contracts, closings, etc.)	1410		\$1,000.00	\$1,000.00	\$1,000.00		
	6. Legal (Review of contract Documents, assist with Questionable bids, etc.)	1410		\$2,000.00	\$2,000.00	\$2,000.00		
	Subtotal			\$270,000.00	\$250,000.00	\$250,000.00	\$218,113.88	

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P00650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2004-9/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Audit	1. Annual (Audit of Capital Fund)	1411	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
	Subtotal			\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Fees & Costs	1. Architect (Kitchens, floors, walls Electrical etc.)	1430	1	\$129,000.00	\$124,000.00	\$124,000.00	\$61,829.39	
	2. Engineer	1430	1	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Subtotal			\$130,000.00	\$125,000.00	\$125,000.00	\$61,829.39	
	GRAND TOTAL			\$2,700,000.00	\$2,574,460.00	\$2,574,460.00	\$1,461,413.24	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-11							
Fort Robinett	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-13							
West Hills	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Willow Terrace							
New Houlika							
Lakewood							
Pinecrest							
Haven Acres							
Meadowpark							
Quinn Mattox							
Jumpertown							
East Heights							
Forest Heights							
Fairgrounds							
Meadowview							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-14							
Hickory Terrace	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Oak Terrace							
Mimosa Terrace							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-15							
Highland Circle	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-16							
Fairground Apartments	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-17							
Beasley Apartments	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:			Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-18							
Winter Street	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-phil							
Jumpertown							
Parkview							
Eastgate							
Jack Yarber							
Ridgeland Terrace							
Westwood							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:			Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-20							
Parkview	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Eastgate							
Westwood							
Jack Yarber							
Winter Street							
Harrell Street							
Wilemon							
Haven Acres							
Coggin							
Sher-Phil							
Quinn Mattox							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority			Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:			Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-21							
Corinth Scattered Lots	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Winter Street							
Quinn Mattox							
Sher-Phil							
Parkview							
Pickwick Place							
Byram Property							
Jacinto Heights							
Westwood							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Tennessee Valley Regional Housing Authority		Grant Type and Number Capital Fund Program No: MS26P00650105 Replacement Housing Factor No:				Federal FY of Grant: 10/2004-9/2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 6-22							
Corinth Scattered Lots	Within 24 months from the date of the ACC	08/18/2007		Within 48 months from the date of the ACC	08/18/2009		Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
Mildred Kay							
Coggin							
Jumpertown							
Amory Scattered Lots							
Jacinto Heights							
Westwood							

Attachment D

Resident Advisory Board Comments Received on TVRHA's Agency Plan

The following is a list of comments received during the resident meetings and TVRHA's responses regarding the Agency Plan.

1. **Fairgrounds residents requested that future capital funding be used to build a tornado shelter in their subdivision.**

TVRHA will consider using resident initiative monies or operating funds to construct a tornado shelter.

2. **Beasley residents requested that taller commodes be used when the current models are replaced.**

Residents of Beasley need to provide documentation of medical need and see their project manager if a taller commode is needed.

3. **Parkview residents requested a community center for the residents be constructed on the vacant lot in the subdivision.**

The project manager for project 6-23 will need to determine whether operating funds are available for this project.

Attachment E

Project Based Management and Accounting

On July 1, 2006 Tennessee Valley Regional Housing Authority implemented project based management and accounting. We have grouped approximately 30 scattered sites into 10 project groupings and 1 central office. These groupings were determined based on physical proximity, size, tenancy, building type, and management needs. Each property grouping has a project manager, along with an appropriate number of maintenance and support staff, depending on the size and management needs.

All revenues and expenses are tracked according to the project groupings. Each project has a separate budget. Each project also pays a property management, bookkeeping/IT, and asset management fees to the central office.

On December 14, 2007, TVRHA was notified that it had demonstrated successful conversion to asset management. The agency had its subsidy reduction stopped at five percent of the per unit month difference between the old and new formulas effective for Calendar Year 2007.

Attachment F

Violence Against Women Act

Tennessee Valley Regional Housing Authority (TVHRA) has implemented policies in both the Admission to and Continued Occupancy Plan (ACOP) and the Section 8 Administrative Plan (AP) in order to be in compliance with the Violence Against Women Act and better serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

First, TVRHA implemented policies in both the ACOP and AP which prohibits the denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Definitions for domestic violence, dating violence, stalking, and immediate family members have also been added to both the ACOP and AP. Notification and victim documentation, perpetrator removal or documentation of rehabilitation policies, and PHA documentation requirements have been adopted for both the ACOP and AP as well.

Second, TVRHA has implemented policies in both the ACOP and AP which allow the resident to move or transfer to avoid domestic violence, dating violence, or stalking.

Third, TVHRA has implemented policies in both the ACOP and AP concerning the termination of assistance for victims of domestic violence, dating violence, or stalking. These policies outline victim documentation, terminating or evicting a perpetrator of domestic violence, and PHA confidentiality requirements.

Finally, TVRHA has implemented policies in both the ACOP and AP concerning notification to applicants and tenants regarding protections under the Violence Against Women Act. Tenants, applicants, and owners have all been notified of these changes in policy. Compliance with the Violence Against Women Act has also been added as an owner responsibility in the Section 8 Administrative Plan.