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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

Version 3 – Submitted to HUD
October 7, 2008

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan
Agency Identification

PHA Name: Johnson City Housing Authority

PHA Number: TN002

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[24 CFR Part 903.5]

A. Mission

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

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

☒ The PHA's mission is:

- To cost effectively assist eligible very low and low income families by providing opportunities for affordable housing and socioeconomic advancement in a discrimination-free environment; and
- To affirmatively address the physical needs of the Authority's housing developments to ensure a decent, safe, and sanitary environment for employees and residents.

Five-Year Goals

The goals and objectives adopted by the Johnson City Housing Authority ("Authority") are:

Goal: **ORGANIZATIONAL IMAGE**
To improve the image and perception of the Authority as an organization.

Objectives:

1. To have published a minimum of six positive articles per year in the newspaper with largest circulation within the Authority's jurisdiction.
2. To apply for no less than two national housing/community development awards programs within the term of the Strategic Plan.
3. To publicly address no less than four public service organizations within the term of the Strategic Plan.

Goal: **MANAGEMENT ISSUES**

To develop an organization-wide line and staff structure to complement effectively the legislative, technical, and regulatory demands generated by the Quality Housing & Work Responsibility Act of 1998.

Objectives:

1. Analyze the current line and staff structure to ensure there are no overlapping functions.
2. Review position descriptions to ensure that each scope of responsibility is unique.
3. Define department-specific key results areas that contribute directly to the Public Housing Assessment System and Section 8 Management Assistance Program quantifiable goals.

Goal: **HOUSING ISSUES**

Ensure that Authority owned and assisted units are decent, sanitary, safe, and in good repair.

Objectives:

1. Ensure that at least 99 percent of unit-, utility-, and/or system-related emergencies are corrected and/or abated within 24 hours.
2. Provide 24 hour, seven day per week emergency on-call support service at all sites.
3. Inspect all major systems, including plumbing, electrical, and HVAC, annually.
4. Develop and implement a preventive maintenance schedule for all major systems.

Goal: FISCAL ISSUES

Ensure cost effective oversight and utilization of Authority funding and physical resources.

Objectives:

1. To ensure enforcement compliance of the Authorities rights and obligations with:
   a. The Annual Contributions Contract
   b. The US Housing Act of 1937, as amended
   c. Federal and state procurement laws and regulations.

2. Comply with generally accepted accounting principles.
3. Maintain sound investment practices for all Authority funds.

Goal: **ECONOMIC SELF-SUFFICIENCY**

Increase the number and percentage of employed persons in assisted families.

Objectives:

1. Increase supportive services through agency collaboration to improve assistance for recipients' employability.
2. Coordinate with other service-providers to increase independence for the elderly or families with disabilities.
3. Promote economic and educational opportunities for eligible residents.

Goal: COLLABORATION ISSUES

Partner with Authority recognized resident councils, state, county, and local government entities to improve quality of life choices for residents.

Objectives:

1. Establish a joint venture program with the local governing unit to provide expanded recreational opportunities for public housing youth.
2. Implement a Cooperative Agreement with East Tennessee State University to provide joint educational programming for eligible Authority residents.
3. Provide social support services to the extent possible.
4. Establish a joint venture activities program with local school system for after school academic/recreational opportunities.

Goal: CRIME AND SAFETY ISSUES

Provide a safe and secure environment in the Authority's public housing developments.

Objectives:

1. Improve resident and community perception of safety and security in the Authority's public housing developments through resident meetings.
2. Refine the Memorandum of Understanding between the City of Johnson City's Police Bureau and the Authority.
3. Establish a policy and procedure to attract police officers to live in public housing developments.

Goal: EQUAL OPPORTUNITY ISSUES

Manage and operate the Authority in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing.

Objectives:

1. Mix public housing development populations as much as possible with respect to ethnicity, race, and income.

   To accomplish this goal, we will:

   a. Market public housing in particular neighborhoods to families from groups that don't typically live in those neighborhoods.
   b. Provide more consultation and information about housing opportunities to applicants for public housing
   c. Provide more supportive services and amenities to public housing developments to make them more attractive to new residents

1. 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.
2. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

PHYSICAL AND ENVIRONMENTAL ISSUES
GOAL

- To address the repair, replacement, and maintenance needs of 'deficient' infrastructures. (Infrastructures defined as 'deficient' are identified as obsolete, unsafe, defective, inadequate, or substandard.)

OBJECTIVES

1. Initiate professional engineering analyses of the infrastructures at Authority developments.

2. Determine costs to modernize and upgrade the Authority's environmental and physical infrastructure(s) at all developments. ie- Physical Needs Assessment

3. Research and investigate appropriate funding sources to correct and/or abate identified physical and/or environmental deficiencies.

4. To monitor and comply with Federal Lead Based Paint regulations.

B. Goals

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

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

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

☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
- ☐ Improve voucher management: (SEMAP score)
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

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

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

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

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

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

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)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:
- ☒ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ Admissions Policy for Deconcentration **tn002a03.doc**
☒ FY 2008 Capital Fund Program Annual Statement **tn002l03.doc**
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ FY 2008 Capital Fund Program 5 Year Action Plan **tn002k03.doc**
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **tn002i03.doc**
☒ Other (List below, providing each attachment name)
Resident Board Member – tn002b03.doc
Statement of Progress – tn002c03.doc
SF-LLLa exemption – tn002d03.doc
5-Year Plan Progress Report – tn002e03.doc
Resident Advisory Board Membership – tn002f03.doc
Definition of Significant Change – tn002g03.doc
Pet Policy – tn002h03.doc
Statement of Consistency with Consolidated Plan – tn002j03.doc
Annual Statement Capital Fund TN37P00250106 – tn002m03.doc
Annual Statement Capital Fund TN37P00250107- tn002n03.doc

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	**2026**	**4**	**4**	**3**	**N/A**	**4**	**N/A**
Income >30% but <=50% of AMI	**2987**	**4**	**4**	**3**	**N/A**	**4**	**N/A**
Income >50% but <80% of AMI	**1748**	**4**	**4**	**3**	**N/A**	**4**	**N/A**
Elderly	**438**	**5**	**4**	**2**	**N/A**	**4**	**N/A**
Families with Disabilities	**472**	**4**	**5**	**3**	**N/A**	**4**	**N/A**
African American	**2326**	**4**	**4**	**3**	**3**	**4**	**N/A**
Hispanic	**512**	**4**	**4**	**3**	**N/A**	**4**	**N/A**
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: **2004**

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ **Public Housing** ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	**174**		**153**
Extremely low income <=30% AMI	**155**	**89%**	
Very low income (>30% but <=50% AMI)	**13**	**8%**	
Low income (>50% but <80% AMI)	**5**	**2%**	
Families with children	**62**	**36%**	
Elderly families	**14**	**8%**	
Families with Disabilities	**23**	**13%**	
African American	**28**	**16%**	
American Indian	**0**	**0**	
Asian	**0**	**0%**	
Multi	**1**	**1%**	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
0 & 1BR	**128**	**54%**	**27**
2 BR	**100**	**42%**	**69**
3 BR	**10**	**4%**	**50**
4 BR	**0**	**0**	**16**
5 BR	**0**	**0**	**2**
5+ BR	**0**	**0**	**0**

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

If yes: ***1 BRM list has been closed since 5/1/07 and 0 bedroom is open**

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 Waiting List			
Waiting list type: (select one) ☒ **Section 8 tenant-based assistance** ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	**357**		**145**
Extremely low income <=30% AMI	**248**	**69%**	
Very low income (>30% but <=50% AMI)	**101**	**28%**	
Low income (>50% but <80% AMI)	**8**	**2%**	
Families with children	**212**	**59%**	
Elderly families	**18**	**5%**	
Families with Disabilities	**42**	**12%**	
African American	**68**	**19%**	

Housing Needs of Families on the Waiting List			
Amer Ind/Alaskan	**2**	**1%**	
Multi	**2**	**1%**	
Race/ethnicity	**0**	**0**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☐ Reduce time to renovate public housing units

☐ Seek replacement of public housing units lost to the inventory through mixed finance development

☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☐ 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) **Collaborate with region-wide affordable housing association (Appalachian Service Project)**
☒ Other: (list below) **Johnson City Office of Community Development**

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☒ Other: (list below) **Employ admission preference for elderly families.**

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) **Employ admission preference for families with disabilities.**

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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2008 grants)**		
a) Public Housing Operating Fund	$2,714,527	PHA Operation
b) Public Housing Capital Fund	$1,205,990	PHA Operation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$2,205,672	HCV/MOD Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
g) Resident Opportunity and Self-Sufficiency Grants	$10,000	Ross Operations
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
TN37-PO02-501-07	$537,968	Capital Fund Program/ Operating Expenses
3. Public Housing Dwelling Rental Income	$923,736	**Operating Expenses**
4. Other income (list below)		
Excess Utilities	$61,900	**Operating Expenses**
Non-dwelling Rental		
4. Non-federal sources (list below)		
UETHDA/CASA	$44,150	**Operating Expenses**
Total resources	$7,703,943	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

☒ When families are within a certain time of being offered a unit: (**Three months**)

☐ Other: (describe)

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (**References**)

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

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

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

(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 (**Website, www.jchousing.org)**

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☐ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

4 Date and Time

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

4 Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

☒ 2 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
☒ 3 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) (**Elderly / Disabled**)

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments

☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

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 below)
☒ Other (**landlord reference**)

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 (**Current and prior addresses**)

(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 (**Website, www.jchousing.org)**

(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: **Disabled, if applicant has been unsuccessful in their attempt to find suitable housing.**

(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) (**Elderly / Disabled**)

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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

☒2 Working families and those unable to work because of age or disability
☐ Veterans and veterans' families

form **HUD 50075** (03/2003)

☐ Residents who live and/or work in your jurisdiction
☒2 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) (**Elderly / Disabled**)

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 (**N/A**)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☐ Through published notices
☒ Other (**N/A**)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

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

ACOP Section 13.3 Minimum Rent.

The Johnson City Housing Authority has set the minimum rent at twenty-five dollars ($25.00) per month. However if the family requests a hardship exemption, the Johnson City Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;

2. When the family would be evicted as a result of the imposition of the minimum rent requirement;

3. When the income of the family has decreased because of changed circumstances, including loss of employment;

4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

5. When a death has occurred in the family.

B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

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

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

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

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

☒ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

☐ Other (list below)

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

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below)

If the family elected income-based rent, they must report all changes in income and family composition as they occur.

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

(2) Flat Rents

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

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

Use as a percentage of FMR

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies**.**

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

☐ 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)

(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)

11.5 ASSISTANCE AND RENT FORMULAS

B. Minimum Rent.

The Johnson City Housing Authority has set the minimum rent as $25.00. However, if the family requests a hardship exemption, the Johnson City Housing Authority will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the Housing Authority can determine whether hardship exists and whether the hardship is of a temporary of long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

1. A hardship exists in the following circumstances:

   a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;

   b. When the family would be evicted as a result of the imposition of the minimum rent requirement;

   c. When the income of the family has decreased because of changed circumstances, including loss of employment;

   d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

   e. When a death has occurred in the family.

2. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent to the Housing Authority for the time of suspension.

3. Temporary hardship. If the Housing Authority determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a reasonable repayment agreement for any minimum rent back payment paid by the Housing Authority on the family's behalf during the period of suspension.

4. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

5. Appeals. The family may use the informal hearing procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the informal hearing procedures.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

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

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **(tn002l03)**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **(tn002k03)**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one)

☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

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

Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)

3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or

plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the

form **HUD 50075** (03/2003)

PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)

☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or

		selection/specific criteria/other)		both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies

☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☐ Residents fearful for their safety and/or the safety of their children
☐ Observed lower-level crime, vandalism and/or graffiti
☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
   (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
   If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment

☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (**Johnson City, TN**)

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

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

☐ Other: (list below)

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

D. Other Information Required by HUD

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

.

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
Johnson City, TN 37605-0059
Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: Deconcentration Policy

The policy listed below is an excerpt from the Admissions and Continued Occupancy Policy for the Johnson City Housing Authority (p. 22).

10.4 DECONCENTRATION POLICY

It is Johnson City Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Johnson City Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

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MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: Resident Membership of the PHA Governing Board

Below is listed the required information concerning the resident member of the Board of Commissioners for the Johnson City Housing Authority.

Name:	**Wendolin Elrod**
Home Address	**801 Bert Street** **Johnson City, TN 37601**
Method of Selection:	**Appointment by City Council**
Term of Appointment:	**9/24/06 – 9/23/11**

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
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Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD

FROM: Rick Dison

DATE: May 10, 2007

SUBJ: Statement of Progress in Meeting Mission Statement and Goals

Mission:

In order to provide affordable housing the Authority has maintained a 99% occupancy rate over the past year. In order to provide socioeconomic advancement we provide space for four Headstart classrooms. In addition we provide space for a Family Resource Center and Even Start, both providing educational assistance for residents.

In order to address the physical needs of the Authority, the Authority has completed the repaving of two developments and has begun a reproofing project in another.

Goals:

Organizational Image – The local newspaper has published no less than eight positive articles this year concerning the Authority and it's activities.

Housing Issues – 100% of emergency work orders were completed within 24 hours. We provide 24/7 maintenance services. Inspections of all units, and major systems are conducted at least annually.

Economic Self-Sufficiency– As stated above the Authority works with Headstart, Family Resource Center, Even Start, and East Tennessee State University in order to provide educational opportunities for assisted families.

Collaboration Issues – The Authority has continued to work with the City of Johnson City in operating the Johnson City Athletic Club. East Tennessee State University and the Authority work together in order to provide educational opportunities for residents and students alike. AmeriCorps and the Authority work together to help the elderly residents stay self-sufficient. The Authority also works in partnership with the VISTA summer youth program.

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Crime and Safety Issues – As reflected in the most recent REAC survey, in general our residents feel safe in our developments. Along with the Johnson City Police Bureau we are working to keep crime as low as possible. As reflected elsewhere in this plan we are working with the police to attract police officers to live in public housing developments.

Equal Opportunity Issues – All our developments fall within HUD guidelines for economic deconcentration. Each department has produced brochures in order to provide better information to residents about Authority services. The Authority has developed a reasonable accommodation policy in order to better provide for disabled residents needs.

Physical and Environmental Issues – The Authority has had a professional engineering analysis completed in order to determine infrastructure needs and the cost of addressing those needs. The Authority monitors and is in compliance with Federal Lead Paint regulations.

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: To Whom it may Concern

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: May 12, 2008

SUBJ: SF-LLL form

As the Johnson City Housing Authority has not participated in any lobbying activities, we do not need to submit form SF-LLL or SF-LLLa.

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
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Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD

FROM: Rick Dison

DATE: January 7, 2008

SUBJ: PHA Plan – 5-Year Plan Progress

The Johnson City Housing Authority has made significant progress on the five-year plan this past year.
The local newspaper has published no less than eight positive articles this past year.
The State of Tennessee awarded the Authority a fourth tree grant this year.
We were rated Superior in PHAS this year and scored 100 in SEMAP.
We received an unqualified audit from our auditors this year.
In order to improve our resident's self-sufficiency and improve their quality of life we have co-operative agreements with the Family Resource Center, Even Start, Johnson City Transit, the Area Agency on Aging, and East Tennessee State University.
The Johnson City Athletic Club, a joint collaboration with the City of Johnson City, continues to work with young people.
AmeriCorps and the Authority work together to help the elderly residents stay self-sufficient

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: Resident Advisory Board

The following people are the Resident Advisory Board for the Johnson City Housing Authority.

Pinecrest
Jeff Bishop 530 Crest Court, Johnson City, TN

Lake Terrace
Ethel Manis 2465 Mint Hill, Johnson City, TN

Fairview
Chris Turck 2003 E. Fairview, Johnson City, TN

Parkway-Dunbar
Barbara Bishop 423 Garden Drive, Johnson City, TN

Memorial Park
Wilma Campbell 803 Bert Street, Johnson City, TN

Keystone
Donald Muldoon 232 S. Broadway, Johnson City, TN

Carver
Marilyn Yorrick 554 Washington, Johnson City, TN

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MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: Definition of "Significant Change" to the PHA Annual Plan and the PHA 5 Year Plan for the Johnson City Housing Authority

The Johnson City Housing Authority defines a "significant change" as:

1. Any change to rent or admissions policies or organization of the waiting list.
2. Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund.
3. Additions of new activities not included in the current PHDEP Plan.
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: Pet Policy

Attached is the current pet policy for the Johnson City Housing Authority

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
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JOHNSON CITY HOUSING AUTHORITY

PET POLICY

I. PURPOSE

This Pet Policy has been adopted to provide reasonable rules governing the keeping of common household pets by residents of the Authority's owned and managed dwelling accommodations. These rules were adopted to further the contractual interest of the Authority in its continued interest to provide a decent, safe, and sanitary living environment for existing and prospective residents and in protecting and preserving the physical and financial interest in the Authority's facilities.

II. GOVERNING LAW

Section 526 Quality Housing Work Responsibility Act, Section 31 United States Housing Act of 1937 as amended, City of Johnson City Ordinance #3425-Animal Control Ordinance. Pet Ownership in Public Housing (24CFR Part 960 et seq.)

III. APPLICABILITY

In accordance with applicable state, local, and federal regulations, this policy shall be applicable to all residents and prospective residents of the Johnson City Housing Authority's dwelling units.

This Pet Policy is incorporated by reference into the resident lease and violation of the rules may be grounds for removal of the pet or termination of the pet owner's tenancy (or both). See Lease and Grievance Procedure.

Residents are permitted to own and keep common household pets in their dwelling units only in accordance with the Pet Policy and Pet Rules. All residents are strictly prohibited from keeping common household pets that are not housed within the resident's unit.

IV. PET SIZE AND PET TYPE

JOHNSON CITY HOUSING AUTHORITY

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Johnson City, TN 37605-0059
Phone (423) 232-4784 Fax (423) 232-4789

A companion animal will be defined as a common household pet such as a dog, cat, bird, gerbil, hamster or fish. Pets, other than cats and dogs, shall have suitable housing, e.g. cages or aquariums. There will be no more than one cat or dog or caged mammal per apartment. Under no circumstances will there be more than one pet per apartment allowed. A maximum of two birds may be permitted and in the case of fish, no more than one aquarium with a 20 gallon capacity shall be allowed. The mature size of a dog is limited to a weight not to exceed 20 pounds (except for a registered service animal). Animals that are exotic, wild, unusual, or different from normal household pets, such as chickens, turkeys, ducks, geese, or similar animals or fowl either domesticated or non-domesticated are prohibited. Raccoons, lizards, rabbits, hedgehogs, snakes, potbelly pigs, ferrets, or any other warm blooded or cold-blooded animal which can normally be found in the wild state and which may pose a nuisance or danger to other residents and/or employees are prohibited. Any animal or animals that attacks, bites, injures or poses a threat to a person or other animals without adequate provocation; or which, because of temperament, conditioning or training, has a known propensity to attack, bite or injure people or other animals are prohibited. *Pit bulls and rottweilers* are not permitted at any time as pets.

V. RESIDENTS' FINANCIAL OBLIGATION

A. A pet deposit shall be equal to one month Total Tenant Payment or Flat Rent whichever is lesser of the two.

B. A non-refundable fee of $100.00 will also be required to cover the reasonable operating costs to the development relating to the presence of pets.

C. Owners of pets will be charged a $25.00 maintenance charge for each occasion that the maintenance staff needs to clean up after the pet. If the cost for cleaning up or damage repair exceeds $25.00, the tenant will be charged the actual cost.

D. Owners of pets are responsible for all physical damages and/or personal injuries attributed to the pet.

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E. It is at the option of the Housing Authority to let pet owner make installments on the pet deposit and non-refundable fee. This will be done thru a Repayment Agreement with installments broken down to a maximum (3) equal monthly payments.

F. Birds, fish and small caged mammals are exempt from the pet deposit and non-refundable fee.

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
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VI. PET RULES-GENERAL

A. No pets may be brought on the premises before it is registered with the Johnson City Housing Authority.

B. To register a cat or dog, the pet owner must provide:

1. A certificate signed by a licensed veterinarian or state or local authority stating that the pet has received all inoculations required by applicable state and local law. All cats and dogs over the age of six months must be neutered or spayed and tenant must provide such evidence to the Housing Authority.

2. Proof that the animal is properly licensed and registered in accordance with the City of Johnson City requirements. The ANIMAL REGISTRATION CERTIFICATE, Appendix 1 and 2 must be filled out per City of Johnson City Animal Control Ordinance. See example B. Pet owner is responsible for compliance with City of Johnson City Animal Control Ordnance, currently in effect or as may be amended from time to time.

3. Information sufficient to identify the pet.

4. Name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.

5. Pet Information Sheet must be filled out. See Exhibit A

6. Pet Information Sheet must be updated annually at the annual re-certification.

C. Pets not owned by a resident may be permitted on the premises, however, the animal must be on a leash if brought outside of the apartment and the animal is confined to the resident's unit only. Further, the head of household is responsible for any damage to the personal property or Housing Authority property by the visitor's animal. *There is a (5) day limit per visit.* Visitor must register with Housing Authority before letting animal stay in unit.

D. Dogs must always be secured by a leash at any time they are brought outside of the unit on development property.

JOHNSON CITY HOUSING AUTHORITY
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E. Pets must always be accompanied by and under the control of a responsible individual.

F. Pets are not allowed to remain stationary in any common area, such as a building entrance, lobbies, hallways, community room, laundry room, etc., which may be used for ingress and egress purposes.

G. No outdoor cages, runs, shelter, or the like, may be constructed.

H. The pet owner is responsible for cleaning up after the pet inside the apartment and anywhere on development property. Litter boxes must be emptied at least twice weekly. All wastes must be bagged and disposed of properly in the appropriate trash receptacles. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.

In the event that the owner of a pet is hospitalized or institutionalized, he/she must have made prior arrangements for the temporary placement and care of the pet. If no prior arrangement has been made and the pet is left unattended for a period exceeding 48 hours, the Humane Society or other appropriate agency will be contacted to remove the pet.

I. Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create a nuisance to neighbors with excessive barking, whining, chirping, odor or other unruly behavior.

J. Pets shall not interfere with the delivery of maintenance or management or social services provided by the Housing Authority.

K. Pets disturbing the peace and tranquility of neighbors through noise, smell, animal excrement, or other nuisance, which is substantiated, must be removed from premises. Resident will receive one (1) warning letter to correct the situation. Upon a second notice of a written legitimate complaint, the resident shall be advised that a further notice shall be cause for termination of the Lease. In the case of a serous problem, e.g. a vicious dog, this procedure may shortened in the interest of public safety.

L. The pet owner will be responsible for proper care—good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations.

M. The pet owner will be responsible for the cost of exterminating his/her apartment to supplement regular Housing Authority maintenance pest control, if said service is deemed necessary by the Housing Authority. *Cost will be assessed at $25 per treatment.*

N. Residents will not encourage stray animals to congregate or inhibit on or in the Authority Building or grounds, including, but not limited to, feeding stray cats, dogs, or wild animals. Any animal shall be deemed to be harbored if it is fed or sheltered for three (3) consecutive days or more. Said animals will be removed from the Authority's premises by appropriated animal protection agencies and the cost could be charged to the tenant violating this rule.

O. The resident is responsible for keeping management informed of any change of information.

VII. INCORPORATION IN LEASES

This Pet Policy shall be incorporated by attachment to and by reference in all leases between tenants and the Johnson City Housing Authority and all Public Housing Dwelling Leases between tenants and Authority whether or not so specifically provided in such leases.

_____ _____
Resident Date

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
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Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD

FROM: Mr. Edward J. Zimbicki, Executive Director

DATE: October 8, 2008

SUBJ: RAB Comments on Annual Plan

The Johnson City Housing Authority received no comments from the Resident Advisory Board for the FFY2008 Annual Plan.

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
Johnson City, TN 37605-0059

Office (423) 232-4784 • Fax (423) 232-4789
TDD: 1-800-545-1833, Ext. 762

MEMORANDUM

TO: HUD

FROM: Rick Dison

DATE: March 12, 2008

SUBJ: Statement of Consistency with Consolidated Plan

The Johnson City Housing Authority's FFy2008 Annual Plan is consistent with the City of Johnson City, Tennessee's Consolidated Plan as certified by Steve Baldwin, Program Coordinator for the City of Johnson City.

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

PHA Name Johnson City Housing Authority				☐**Original 5-Year Plan** ☒**Revision No: 2**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2012
	Annual Statement				
AMP 061 NORTHSIDE PROPERTIES					
TN002-001/Carver		122,855	79,420	14,820	58,787
TN002-003/Dunbar		81,190	106,590	6,190	36,190
TN002-004/Fairview		12,410	30,445	185,445	61,478
TN002-005/Parkway		7,250	7,250	7,250	7,250
TN002-010/Lake Terrace		11,093	11,093	11,093	11,093
Reasonable Accommodation				10,000	
New Vehicle for Cyclical Painting					30,000
SUB-TOTAL		**234,798**	**234,798**	**234,798**	**234,798**
AMP 062 SOUTHSIDE PROPERTIES					
TN002-002/Keystone		292,572	278,447	188,124	98,124
TN002-006/Memorial Park		26,525	60,650	108,473	190,973
TN002-007/Pinecrest Village		33,100	13,100	45,600	63,100
Reasonable Accommodation				10,000	
SUB-TOTAL		**352,197**	**352,197**	**352,197**	**352,197**
PHA-WIDE					
Operations		241,198	241,198	241,198	241,198
Management Improvements		241,198	241,198	241,198	241,198
Administrative Costs		120,599	120,599	120,599	120,599
Fees and Costs		16,000	16,000	16,000	16,000
SUB-TOTAL		**618,995**	**618,995**	**618,995**	**618,995**
CFP Funds Listed for 5-year planning		**1,205,990**	**1,205,990**	**1,205,990**	**1,205,990**
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :_2___ FFY Grant: 2008 PHA FY: 2009			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 061 – NORTHSIDE**			**AMP 061 – NORTHSIDE**		
Annual						
Statement	TN002-001/Carver	Cyclical Painting	11,120	TN002-001/Carver	Cyclical Painting	11,120
		Floor Replacement	3,700		Floor Replacement	3,700
		Refrigerator Replacement	29,600		Refrigerator Replacement	29,600
		Weatherstripping/Thresholds	22,200		Replace sewer section	35,000
		HVAC Replacement	56,235			
		SubTotal	**122,855**		**SubTotal**	**79,420**
	TN002-003/Dunbar	Cyclical Painting	4,590	TN002-003/Dunbar	Cyclical Painting	4,590
		Floor Replacement	1,600		Floor Replacement	1.600
		Roof Replacement	75,000		Window Replacement	69,434
					Remodel Units	30,966
		SubTotal	**81,190**		**SubTotal**	**106,590**
	TN002-004/Fairview	Cyclical Painting	8,710	TN002-004/Fairview	Cyclical Painting	8,710
		Floor Replacement	3,700		Floor Replacement	3,700
					Erosion Control	18,035
		SubTotal	**12,410**		**SubTotal**	**30,445**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_2___ FFY Grant: 2008 PHA FY: 2009			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 061 – NORTHSIDE**			**AMP 061 – NORTHSIDE**		
Annual						
Statement						
	TN002-005/Parkway	Cyclical Painting	5,650	TN002-005/Parkway	Cyclical Painting	5,650
		Floor Replacement	1,600		Floor Replacement	1,600
		SubTotal	**7,250**		**SubTotal**	**7,250**
	TN002-010/Lake Terrace	Cyclical Painting	6,793	TN002-010/Lake Terrace	Cyclical Painting	6,793
		Floor Replacement	4,300		Floor Replacement	4,300
		SubTotal	**11,093**		**SubTotal**	**11,093**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_2___ FFY Grant: 2008 PHA FY: 2009			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 062 – SOUTHSIDE**			**AMP 062 – SOUTHSIDE**		
Annual						
Statement						
	TN002-002/Keystone	Cyclical Painting	31,720	TN002-002/Keystone	Cyclical Painting	31,720
		Floor Replacement	6,400		Floor Replacement	6,400
		Dumpster pads	15,000		Replace kitchen cabinets-20	60,000
		Window Replacement	141,250		Window Replacement	141,250
		Weatherstripping/thresholds	33,900		HVAC Replacement	39,073
		HVAC Replacement	64,298			
		Sub-Total	**292,572**		**Sub-Total**	**278,447**
	TN002-006/Memorial Park	Cyclical Painting	11,625	TN002-006/Memorial Park	Cyclical Painting	11,625
		Floor Replacement	3,400		Floor Replacement	3,400
		Underground sewer lines	7,500		Refrigerator Replacement	45,625
		Concrete/curb/sidewalk	4,000			
		Sub-Total	**26,525**		**Sub-Total**	**60,650**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_2___ FFY Grant: 2008 PHA FY: 2009			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 062 – SOUTHSIDE**			**AMP 062 – SOUTHSIDE**		
Annual						
Statement						
	TN002-007/Pinecrest	Cyclical Painting	8,800	TN002-007/Pinecrest	Cyclical Painting	8,800
		Floor Replacement	4,300		Floor Replacement	4,300
		Erosion Control – Landscaping	20,000			
		Sub-Total	**33,100**		**Sub-Total**	**13,100**
	PHA-WIDE	Operations	241,198	**PHA-WIDE**	Operations	241,198
		Management Improvements	241,198		Management Improvements	241,198
		Administrative Costs	120,599		Administrative Costs	120,599
		Fees and costs	16,000		Fees and costs	16,000
		Sub-Total	**618,995**		**Sub-Total**	**618,995**
Total CFP Estimated Cost			**$1,205,990**			**$1,205,990**

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

Activities for Year 1	Activities for Year :_4___ FFY Grant: 2008 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2008 PHA FY: 2012		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 061 – NORTHSIDE**			**AMP 061 – NORTHSIDE**		
Annual						
Statement	TN002-001/Carver	Cyclical Painting	11,120	TN002-001/Carver	Cyclical Painting	11,120
		Floor Replacement	3,700		Floor Replacement	3,700
					Dumpster Replacement	7,000
					Sanitary Sewer Lines	36,967
		SubTotal	**14,820**		**SubTotal**	**58,787**
	TN002-003/Dunbar	Cyclical Painting	4,590	TN002-003/Dunbar	Cyclical Painting	4,590
		Floor Replacement	1,600		Floor Replacement	1.600
					Remodel Units	30,000
		SubTotal	**6,190**		**SubTotal**	**36,190**
	TN002-004/Fairview	Cyclical Painting	8,710	TN002-004/Fairview	Cyclical Painting	8,710
		Floor Replacement	3,700		Floor Replacement	3,700
		Refrigerator Replacement	30,000		HVAC Replacement	17,500
		HVAC Replacement	143,035		Remodel Units	31,568
		SubTotal	**185,445**		**SubTotal**	**61,478**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_4___ FFY Grant: 2008 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2008 PHA FY: 2012		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 061 – NORTHSIDE**			**AMP 061 – NORTHSIDE**		
Annual						
Statement						
	TN002-005/Parkway	Cyclical Painting	5,650	TN002-005/Parkway	Cyclical Painting	5,650
		Floor Replacement	1,600		Floor Replacement	1,600
		SubTotal	**7,250**		**SubTotal**	**7,250**
	TN002-010/Lake Terrace	Cyclical Painting	6,793	TN002-010/Lake Terrace	Cyclical Painting	6,793
		Floor Replacement	4,300		Floor Replacement	4,300
		SubTotal	**11,093**		**SubTotal**	**11,093**
	Reasonable Accommodation		10,000	New vehicle for cyclical painting		30,000
		SubTotal	**10,000**		**SubTotal**	**30,000**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_4___ FFY Grant: 2008 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2008 PHA FY: 2012		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 062 – SOUTHSIDE**			**AMP 062 – SOUTHSIDE**		
Annual						
Statement						
	TN002-002/Keystone	Cyclical Painting	31,720	TN002-002/Keystone	Cyclical Painting	31,720
		Floor Replacement	6,400		Floor Replacement	6,400
		Replace kitchen cabinets - 20	60,000		Replace kitchen cabinets-20	60,000
		HVAC Replacement	90,000			
		Sub-Total	**188,124**		**Sub-Total**	**98,124**
	TN002-006/Memorial Park	Cyclical Painting	11,625	TN002-006/Memorial Park	Cyclical Painting	11,625
		Floor Replacement	3,400		Floor Replacement	3,400
		HVAC Install	93,448		HVAC Install	175,948
		Sub-Total	**108,473**		**Sub-Total**	**190,973**
Total CFP Estimated Cost						

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

Activities for Year 1	Activities for Year :_4___ FFY Grant: 2008 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2008 PHA FY: 2012		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**AMP 062 – SOUTHSIDE**			**AMP 062 – SOUTHSIDE**		
Annual						
Statement						
	TN002-007/Pinecrest	Cyclical Painting	8,800	TN002-007/Pinecrest	Cyclical Painting	8,800
		Floor Replacement	4,300		Floor Replacement	4,300
		Erosion Control – Landscaping	20,000		Concrete/Curb/Sidewalk	10,000
		Replace sewer section	7,500		Refrigerator Replacement	40,000
		Dumpsters	5,000			
		Sub-Total	**108,473**		**Sub-Total**	**63,100**
	Reasonable Accommodation		10,000			
		Sub-Total	**10,000**			
	PHA-WIDE	Operations	241,198	**PHA-WIDE**	Operations	241,198
		Management Improvements	241,198		Management Improvements	241,198
		Administrative Costs	120,599		Administrative Costs	120,599
		Fees and costs	16,000		Fees and costs	16,000
		Sub-Total	**618,995**		**Sub-Total**	**618,995**
Total CFP Estimated Cost			**$1,205,990**			**$1,205,990**

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

PHA Name: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: **TN37P00250108** Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

☒ **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	0.00			
2	1406 Operations	241,198.00			
3	1408 Management Improvements	241,198.00			
4	1410 Administration	120,599.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	16,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	82,500.00			
10	1460 Dwelling Structures	391,755.00			
11	1465.1 Dwelling Equipment—Nonexpendable	112,740.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collaterization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,205,990.00			
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: Johnson City Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
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	
AMP 061 NORTHSIDE								
TN002-001/ Carver	Cyclical Painting Program	1460		12,917				
	Floor Replacement Program	1460		3,700				
	Fees and Costs	1430		1,553				
	Operations	1406		19,099				
	Management Improvement	1408		24,490				
	SUB-TOTAL			**61,759**				
TN002-003/ Dunbar	Cyclical Painting Program	1460		4,590				
	Floor Replacement Program	1460		1,600				
	Refrigerator Replacement	1465		12,000				
	Fees and Costs	1430		630				
	Operations	1406		9,442				
	Management Improvement	1408		9,442				
	SUB-TOTAL			**37,704**				
TN002-004/Fairview	Cyclical Painting Program	1460		8,710				
	Floor Replacement Program	1460		3,700				
	Window Replacement	1460		105,505				
	Concrete/Curb/Sidewalk Repair	1450		47,280				
	Fees and Costs	1430		1,469				
	Operations	1406		22,033				
	Management Improvement	1408		22,033				
	SUB-TOTAL			**210,730**				

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

PHA Name: Johnson City Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
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	
TN002-005/Parkway	Cyclical Painting Program	1460		5,650				
	Floor Replacement Program	1460		1,600				
	Refrigerator Replacement	1465		18,250				
	Fees and Costs	1430		1049				
	Operations	1406		15,737				
	Management Improvement	1408		15,737				
	SUB-TOTAL			**58,023**				
TN002-010/Lake Terrace	Cyclical Painting Program	1460		6,793				
	Floor Replacement Program	1460		4,300				
	Fees and Costs	1430		1699				
	Operations	1406		25,496				
	Management Improvement	1408		25,496				
	SUB-TOTAL			**63,784**				

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

PHA Name: Johnson City Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
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	
AMP 062 SOUTHSIDE								
TN002-002/Keystone	Cyclical Painting Program	1460		26,927				
	Floor Replacement Program	1460		6,400				
	Concrete/Curb/Sidewalk Repair	1450		5,260				
	Refrigerator Replacement	1465		82,490				
	Fees and Costs	1430		4,811				
	Operations	1406		77,551				
	Management Improvements	1408		11,625				
	SUB-TOTAL			**275,599**				
TN002-006/Memorial Park	Cyclical Painting Program	1460		11,625				
	Floor Replacement Program	1460		3,400				
	Concrete/Curb/Sidewalk Repair	1450		7,600				
	Fees and Costs	1430		2,661				
	Operations	1406		39,911				
	Management Improvements	1408		39,911				
	SUB-TOTAL			**105,108**				

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

PHA Name: Johnson City Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
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	
TN002-007/Pinecrest Village	Cyclical Painting Program	1460		8,800				
	Floor Replacement Program	1460		4,300				
	Concrete/Curb/Sidewalk Repair	1450		7,360				
	Erosion Control	1450		15,000				
	Foundation Repair	1460		5,000				
	Vinyl Siding Replacement	1460		166,238				
	Fees and Costs	1430		2,128				
	Operations	1406		31,929				
	Management Improvements	1408		31,929				
	SUB-TOTAL			**272,684**				
PHA Wide	Management Fees	1410		120,599				
	SUB-TOTAL			**120,599**				

13. Capital Fund Program Five-Year Action Plan

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

PHA Name: Johnson City Housing Authority	**Grant Type and Number** Capital Fund Program No: 2008 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

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	
061 Northside Properties							
TN002-001/Carver	06/13/2008			06/13/2008			
TN002-003/Dunbar	06/13/2008			06/13/2008			
TN002-004/Fairview	06/13/2008			06/13/2008			
TN002-005/Parkway	06/13/2008			06/13/2008			
TN002-010/Lake Terrace	06/13/2008			06/13/2008			
062 Southside Properties							
TN002-002/Keystone	06/13/2008			06/13/2008			
TN002-006/Memorial Park	06/13/2008			06/13/2008			
TN002-007/Pinecrest Village	06/13/2008			06/13/2008			
PHA-WIDE	06/13/2008			06/13/2008			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Johnson City Housing Authority	Capital Fund Program Grant No: **TN37P00250106** Replacement Housing Factor Grant No:	**2006**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** 5)
☒ **Performance and Evaluation Report for Period Ending: 03/31/08** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$219,098.00	$219,098.00	$219,098.00	$219,098.00
3	1408 Management Improvements	$516,149.00	$428,783.00	$428,783.00	$428,783.00
4	1410 Administration	$118,409.00	$81,499.00	$81,499.00	$81,499.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$4,500.00	$3,975.00	$3,975.00	$3,975.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$12,500.00	$6,525.00	$6,525.00	$6,525.00
10	1460 Dwelling Structures	$277,521.00	$419,525.00	$375,054.00	$226,232.00
11	1465.1 Dwelling Equipment—Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$40,000.00	$28,772.00	$28,772.00	$28,772.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
19	1501 Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502 Contingency	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$1,188,177.00**	**$1,188,177.00**	**$1,143,706.00**	**$994,884.00**
22	Amount of line 21 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$93,782.00	$101,170.00	$101,170.00	$101,170.00
25	Amount of Line 21 Related to Security – Hard Costs	$0.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 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	
TN – 2001	**Wall/Door Shelving Addition**	1460	All	$0.00	$0.00	$0.00	$0.00	
Carver	**Cyclical Painting Program**	1460	12 units	$6,000.00	$835.00	$835.00	$835.00	100%
	Floor Replacement Program	1460	3 units	$3,700.00	$100.00	$100.00	$100.00	100%
TN – 2002	**Wall/Door /Shelving Addition Phase 1**	1460	All	$0.00	$0.00	$0.00	$0.00	
Keystone	**Window Replacement @ Keys Rec.**	1460	1 unit	$0.00	$0.00	$0.00	$0.00	
	Refinish Floor @ Keys Rec.	1460	1 unit	$3,000.00	$0.00	$0.00	$0.00	
	Cyclical Painting Program	1460	30 units	$15,000.00	$10,164.00	$10,164.00	$10,164.00	100%
	Floor Replacement Program	1460	50 units	$6,400.00	$1,999.00	$1,999.00	$1,999.00	100%
TN – 2003	**Cyclical Painting Program**	1460	3 units	$3,000.00	$4,207.00	$4,207.00	$4,207.00	100%
Dunbar	**Floor Replacement Program**	1460	2 units	$1,600.00	$0.00	$0.00	$0.00	
	Wall/Door/Shelving Addition	1460	All	$0.00	$0.00	$0.00	$0.00	
TN-2004	**Cyclical Painting Program**	1460	7 units	$5,000.00	$4,857.00	$4,857.00	$4,857.00	100%
Fairview	**Floor Replacement Program**	1460	4 units	$3,700.00	$200.00	$200.00	$200.00	100%
	Wall/Door/Shelving Addition	1460	All	$0.00	$0.00	$0.00	$0.00	
	Roof Replacement	1460	All	$0.00	$101,397.00	$56,926.00	$0.00	0%
TN – 2005	**Cyclical Painting Program**	1460	5 units	$3,000.00	$2,936.00	$2,936.00	$2,936.00	100%
Parkway	**Floor Replacement Program**	1460	2 units	$1,600.00	$325.00	$325.00	$325.00	100%
TN – 2006	**Cyclical Painting Program**	1460	5 units	$5,000.00	$0.00	$0.00	$0.00	
Memorial Park	**Floor Replacement Program**	1460	3 units	$3,400.00	$742.00	$742.00	$742.00	100%
	Address Number Replacement	1460	All	$0.00	$0.00	$0.00	$0.00	
	Roof Replacement	1460	All	$202,521.00	$180,332.00	$180,332.00	$180,332.00	100%

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 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	
TN – 2007	**Cyclical Painting Program**	1460	6 units	$3,500.00	$1,684.00	$1,684.00	$1,684.00	100%
Pinecrest	**Floor Replacement Program**	1460	4 units	$4,300.00	$700.00	$700.00	$700.00	100%
TN – 2010	**Cyclical Painting Program**	1460	5 units	$2,500.00	$1,192.00	$1,192.00	$1,192.00	100%
Lake Terrace	**Floor Replacement Program**	1460	4 units	$4,300.00	$974.00	$974.00	$974.00	100%
	Roof Replacement	1460	All	$0.00	$91,896.00	$91,896.00	$0.00	0%
HA – Wide	**Operations**	1406	L.S.	$219,098.00	$219,098.00	$219,098.00	$219,098.00	100%
HA – Wide	**Technical & Non-Technical Salaries**							
	1. Admin. Assistant for Comm. Safety	1408	1	$24,300.00	$28,144.00	$28,144.00	$28,144.00	100%
	2. Painter – Vacancy Time Reduction	1408	2	$22,000.00	$37,529.00	$37,529.00	$37,529.00	100%
	3. AA Deputy Director	1408	1	$10,514.00	$7,958.00	$7,958.00	$7,958.00	100%
	4. Architect Salary	1408	1	$0.00	$0.00	$0.00	$0.00	
	5. Employee Benefits for # 1 above	1408	1	$20,700.00	$14,159.00	$14,159.00	$14,159.00	100%
	6. Employee Benefits for # 2 above	1408	1	$14,910.00	$12,029.00	$12,029.00	$12,029.00	100%
	7. Employee Benefits for # 4 above	1408	1	$0.00	$0.00	$0.00	$0.00	
	8. Asset Mgt. Tech Assistance	1408	1	$0.00	$0.00	$0.00	$0.00	
	9. Asset Manager	1408	1	$0.00	$0.00	$0.00	$0.00	
	10. HVAC Tech Salary	1408	1	$28,135.00	$28,655.00	$28,655.00	$28,655.00	100%
	11. CS Dirctor Salary	1408	1	$49,919.00	$51,245.00	$51,245.00	$51,245.00	100%
	12. Employee Benefits for #10	1408	1	$18,351.00	$14,492.00	$14,492.00	$14,492.00	100%
	13. Employee Benefits for #11	1408	1	$8,981.00	$7,622.00	$7,622.00	$7,622.00	100%
	14. Security	1408	1	$18,537.00	$0.00	$0.00	$0.00	
	15. Computer Software	1408	1	$0.00	$22,888.00	$22,888.00	$22,888.00	100%
	Community Services							
	Children First Development Center -	1408	L.S.	$299,802.00	$204,062.00	$204,062.00	$204,062.00	100%
	childcare center for HA children and							
	community – operating expenses							

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 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	
HA – Wide	**Technical Salaries**							
	1. Director of Community Safety	1410	1	$0.00	$0.00	$0.00	$0.00	
	2. M.I.S. Coordinator	1410	1	$0.00	$0.00	$0.00	$0.00	
	3. Employee Benefits for #1 above	1410.9	1	$0.00	$0.00	$0.00	$0.00	
	4. Employee Benefits for #2 above	1410.9	1	$0.00	$0.00	$0.00	$0.00	
	5. Ex..Director Salary	1410.9	1	$18,632.00	$14,916.00	$14,916.00	$14,916.00	100%
	6. Acctg & Budgets, Director, Salary	1410.9	1	$9,421.00	$9,664.00	$9,664.00	$9,664.00	100%
	7. IT/Cap Funds Coordinator Salary	1410.9	1	$39,200.00	$26,949.00	$26,949.00	$26,949.00	100%
	8. Employee Benefits for #5 above	1410.9	1	$3,333.00	$3,247.00	$3,247.00	$3,247.00	100%
	9. Employee Benefits for #6 above	1410.9	1	$3,460.00	$3,462.00	$3,462.00	$3,462.00	100%
	10. Employee Benefits for #7 above	1410.9	1	$18,363.00	$9,275.00	$9,275.00	$9,275.00	100%
	11. Asset Mgmt Tech Assist	1410.9	1	$25,000.00	$9,220.00	$9,220.00	$9,220.00	100%
	Sundry – For Legal, & Advertising costs	1410.19	1	$1,000.00	$4,766.00	$4,766.00	$4,766.00	100%
	Fees & Costs							
HA – Wide	Architect & Engineering Services	1430	L.S.	$4,500.00	$3,975.00	$3,975.00	$3,975.00	100%
HA – Wide	**Landscaping/Erosion Control**	1450	L.S.	$12,500.00	$6,525.00	$6,525.00	$6,525.00	100%
	(to correct systemic deficiency from PHAS)							
HA – Wide	**Roofing – Administrative Bldg.**	1460	All	$0.00	$14,985.00	$14,985.00	$14,985.00	100%
HA – Wide	**Computer Upgrades**	1475	L.S.	$40,000.00	$28,772.00	$28,772.00	$28,772.00	100%
HA – Wide	**Concrete Curb/Sidewalk Repair**	1470	All	$0.00	$0.00	$0.00	$0.00	
	Re-Key All Locks For Master System	1470	All	$0.00	$0.00	$0.00	$0.00	
	Mailbox Reconf/Additions	1470	All	$0.00	$0.00	$0.00	$0.00	
	Reasonable Accommodations	1470	All	$0.00	$0.00	$0.00	$0.00	
	Security Upgrades	1470	All	$0.00	$0.00	$0.00	$0.00	

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P00250106** Replacement Housing Factor No:	**Federal FY of Grant: 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	
TN – 2001 Carver							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Wall/Door Shelving Add.	09/30/08			09/30/10			
TN – 2002 Keystone							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Wall/Door/Shelving Addition Phase 1	09/30/08			09/30/10			
1460 Window Replacement @ Keys Rec.	09/30/08			09/30/10			
1460 Refinish Floor @ Keys Rec.	09/30/08			09/30/10			
TN – 2003 Dunbar							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Wall/Door/Shelving Add.	09/30/08			09/30/10			
TN – 2004 Fairview							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Wall/Door/Shelving Add.	09/30/08			09/30/10			
1460 Roof Replacement	09/30/08			09/30/10			
TN – 2005 Parkway							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P00250106** Replacement Housing Factor No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
TN – 2006 Memorial Park	Original	Revised	Actual	Original	Revised	Actual	
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Roof Replacement	09/30/08			09/30/10			
1460 Address Number Replacement	09/30/08			09/30/10			
TN – 2007 Pinecrest Village							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
TN – 2010 Lake Terrace							
1460 Cyclical Painting	09/30/08			09/30/10			
1460 Floor Replacement	09/30/08			09/30/10			
1460 Roof Replacement	09/30/08			09/30/10			
HA – Wide							
1406 Operations	09/30/08			09/30/10			
1408 All Salaries & Benefits	09/30/08			09/30/10			
1408 Children First Dev. Center	09/30/08			09/30/10			
1408 Computer Software	09/30/08			09/30/10			
1410 All Salaries & Benefits	09/30/08			09/30/10			
1410 Sundry	09/30/08			09/30/10			
1430 A & E Fees	09/30/08			09/30/10			
1450 Landscaping / Erosion Control	09/30/08			09/30/10			
1460 Roofing – Admin. Bldg.	09/30/08			09/30/10			
1470 Concrete Curb/Sidewalk Repair	09/30/08			09/30/10			
1470 Re-Key All Locks For Master System	09/30/08			09/30/10			
1470 Mailbox Reconf/Additions	09/30/08			09/30/10			
1470 Reasonable Accommodations	09/30/08			09/30/10			
1470 Security Upgrades	09/30/08			09/30/10			
1475 Computer Upgrades	09/30/08			09/30/10			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Johnson City Housing Authority	Capital Fund Program Grant No: **TN37P00250107** Replacement Housing Factor Grant No:	**2007**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 03/31/08** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$223,107.00		$223,107.00	$0.00
3	1408 Management Improvements	$230,007.00		$230,007.00	$82,104.00
4	1410 Administration	$111,554.00		$111,554.00	$53,128.00
5	1411 Audit	$0.00		$0.00	$0.00
6	1415 Liquidated Damages	$0.00		$0.00	$0.00
7	1430 Fees and Costs	$10,000.00		$0.00	$0.00
8	1440 Site Acquisition	$0.00		$0.00	$0.00
9	1450 Site Improvement	$47,000.00		$0.00	$0.00
10	1460 Dwelling Structures	$393,244.00		$9,980.00	$7,509.00
11	1465.1 Dwelling Equipment—Nonexpendable	$60,000.00		$2,920.00	$2,920.00
12	1470 Nondwelling Structures	$0.00		$0.00	$0.00
13	1475 Nondwelling Equipment	$40,624.00		$0.00	$0.00
14	1485 Demolition	$0.00		$0.00	$0.00
15	1490 Replacement Reserve	$0.00		$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00		$0.00	$0.00
17	1495.1 Relocation Costs	$0.00		$0.00	$0.00
18	1499 Development Activities	$0.00		$0.00	$0.00
19	1501 Collateralization or Debt Service	$0.00		$0.00	$0.00
20	1502 Contingency	$0.00		$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$1,115,536.00**		**$577,568.00**	**$145,661.00**
22	Amount of line 21 Related to LBP Activities	$0.00		$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00		$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$25,000.00		$4,161.00	$4,161.00
25	Amount of Line 21 Related to Security – Hard Costs	$0.00		$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00		$0.00	$0.00

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250107** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	**Operations**	1406	L.S.	$223,107.00		$223,107.00	$0.00	0%
HA – Wide	**Director of CS**	1408	1 position	$0.00		$0.00	$0.00	
	AA to Dir of CS	1408	1 position	$0.00		$0.00	$0.00	
	Director of RS (Sal & Benefits)	1408	1 position	$61,400.00		$61,400.00	$30,884.00	51%
	CS Program Coordinator (Sal & Ben)	1408	1 position	$37,500.00		$37,500.00	$20,332.00	55%
	RS Coordinator (Salary & Benefits)	1408	1 position	$45,100.00		$45,100.00	$21,913.00	49%
	AA Deputy Director	1408	1 position	$12,900.00		$12,900.00	$4,814.00	38%
	Security	1408	All	$25,000.00		$25,000.00	$4,161.00	17%
	Computer Software Upgrade	1408	LS	$48,107.00		$48,107.00	$0.00	0%
HA - Wide	**Executive Director**	1410	1 position	$36,954.00		$36,954.00	$17,039.00	47%
	Accounting & Budgets Director	1410	1 position	$16,000.00		$16,000.00	$7,889.00	50%
	Capital Funds Director	1410	1 position	$52,000.00		$52,000.00	$24,796.00	48%
	Asset Management Tech Assistant	1410	1 position	$0.00		$0.00	$0.00	
	Senior Accountant	1410	1 position	$6,600.00		$6,600.00	$3,404.00	52%
HA – Wide	**A & E Fees**	1430	LS	$10,000.00		$0.00	$0.00	0%
HA – Wide	**Landscaping/Erosion Control**	1450	LS	$11,000.00		$0.00	$0.00	0%
	Concrete Curb/Sidewalk Repair	1450	LS	$10,000.00		$0.00	$0.00	0%
	Repair Sanitary Sewer Lines	1450	LS	$10,000.00		$0.00	$0.00	0%
	Replace Underground Water Lines	1450	LS	$10,000.00		$0.00	$0.00	0%
	Utility Cost Study	1450	LS	$2,500.00		$0.00	$0.00	0%
	Energy Audit Study	1450	LS	$3,500.00		$0.00	$0.00	0%

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250107** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	**Rekey all locks for Master System**	1460	LS	$0.00		$0.00	$0.00	0%
	Water Heater Replacement	1460	60	$12,000.00		$0.00	$0.00	0%
	Replace HVAC Unit	1460	6	$12,000.00		$4,346.00	$1,875.00	16%
	Replace Interior Wastewater Lines	1460	LS	$10,000.00		$0.00	$0.00	0%
	Reasonable Accommodations	1460	LS	$20,000.00		$0.00	$0.00	0%
	Tub & Sink Renovations	1460	LS	$0.00		$0.00	$0.00	0%
	Stove Replacement	1460	30	$6,900.00		$0.00	$0.00	0%
	Mailbox Reconf/Additions	1460	LS	$2,000.00		$0.00	$0.00	0%
	Sundry	1460	LS	$0.00		$0.00	$0.00	0%
HA – Wide	**Pickup Truck or SUV or HE Vehicle**	1475	1	$40,624.00		$0.00	$0.00	0%
TN – 2001	**Cyclical Painting Program**	1460		$9,922.00		$0.00	$0.00	0%
Carver	**Floor Replacement Program**	1460		$3,700.00		$0.00	$0.00	0%
TN – 2002	**Window Replacement @ Keys Rec.**	1460		$5,000.00		$2,143.00	$2,143.00	43%
Keystone	**Cyclical Painting Program**	1460		$26,927.00		$1,371.00	$1,371.00	5%
	Floor Replacement Program	1460		$6,400.00		$0.00	$0.00	0%
TN – 2003	**Cyclical Painting Program**	1460		$4,590.00		$0.00	$0.00	0%
Dunbar	**Floor Replacement Program**	1460		$1,600.00		$0.00	$0.00	0%
	Refrigerator Replacement	1465		$12,000.00		$2,920.00	$2,920.00	25%
TN-2004	**Cyclical Painting Program**	1460		$8,710.00		$0.00	$0.00	0%
Fairview	**Floor Replacement Program**	1460		$3,700.00		$0.00	$0.00	0%
	Window Replacement	1460		$138,327.00		$0.00	$0.00	0%

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P00250107** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2005	**Cyclical Painting Program**	1460		$5,650.00		$0.00	$0.00	0%
Parkway	**Floor Replacement Program**	1460		$1,600.00		$281.00	$281.00	18%
	Refrigerator Replacement	1465		$28,000.00		$0.00	$0.00	0%
TN – 2006	**Cyclical Painting Program**	1460		$11,625.00		$2.00	$2.00	0%
Memorial Park	**Floor Replacement Program**	1460		$3,400.00		$342.00	$342.00	10%
	Roof Replacement	1460		$75,000.00		$0.00	$0.00	0%
TN – 2007	**Cyclical Painting Program**	1460		$8,800.00		$0.00	$0.00	0%
Pinecrest	**Floor Replacement Program**	1460		$4,300.00		$237.00	$237.00	6%
TN – 2010	**Cyclical Painting Program**	1460		$6,793.00		$1,258.00	$1,258.00	19%
Lake Terrace	**Floor Replacement Program**	1460		$4,300.00		$0.00	$0.00	0%
	Refrigerator Repalcement	1460		$20,000.00		$0.00	$0.00	0%

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

PHA Name: **Johnson City Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P00250107** Replacement Housing Factor No:	**Federal FY of Grant: 2007**

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	
HA Wide	09/30/09			09/30/11			
TN – 2001 Carver	09/30/09			09/30/11			
TN – 2002 Keystone	09/30/09			09/30/11			
TN – 2003 Dunbar	09/30/09			09/30/11			
TN – 2004 Fairview	09/30/09			09/30/11			
TN – 2005 Parkway	09/30/09			09/30/11			
TN – 2006 Memorial Park	09/30/09			09/30/11			
TN – 2007 Pinecrest	09/30/09			09/30/11			
TN – 2010 Lake Terrace	09/30/09			09/30/11			