

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: *Metropolitan Development
and Housing Agency*

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: *Metropolitan Development and Housing Agency*

PHA Number: *TN 37 P005*

PHA Fiscal Year Beginning: *10/2008*

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 5,530 Number of S8 units: Number of public housing units:
 Number of S8 units: 5,733

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

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:		<i>Not Applicable</i>		

PHA Plan Contact Information:

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan Fiscal Year 2008

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

Executive Summary and Additional Information

Again for the year ended September 30, 2007, HUD rated MDHA a High Performer in both the Low Rent Housing (PHAS) and the Section 8 Voucher (SEMAP) programs. The strategy for Fiscal Year 2008 will largely be a continuation of the past. However, starting in October of 2006, the Agency had begun implementation of Asset Based Management, reorganizing its Central Office management and moving several centralized functions (applications, work order processing, and some centralized maintenance) to the individual properties. By the start of our current fiscal year (October 1, 2007), the conversion to Asset Management had largely been accomplished

Transfer of Fixed Assets:

- As MDHA transitioned to asset based management, it has identified equipment and non-dwelling property that were purchased with low rent housing funds that will need to be re-assigned to the central office cost center. MDHA will be requesting HUD approval to remove the non-dwelling properties from the Declaration of Trust. The properties include our central administrative office complex, training center, parking areas, centralized crew offices and work space. We will also request an exemption from the requirement to reimburse HUD for the proportionate share of the fair market value of the property. Equipment items with a market value in excess of \$5,000 include vehicles used by our centralized crews, the agency telephone system, mail machine, and a generator that provides back up power for our information systems. We will also request an exemption from the requirement to reimburse the low rent housing program for these equipment items.*
- The need to transfer these non-dwelling properties and equipment items was a direct result of our implementation of asset based management and the establishment of a central office cost center.*

Need to Phase in to HUD's Recommended Management Fee:

The Metropolitan Development and Housing Agency (MDHA) elects to phase-in its management fees through 2011. Based upon the most recent financial statements (March 2008), we estimate the overhead that will need to be charged to the public housing program is \$69.08. The allowable management fees for the MDHA are as follows:

*Management Fees -- \$42.42 PUM
Bookkeeping Fee -- \$7.50 PUM
Asset Management Fee -- \$10.00 PUM
Total -- \$59.92*

The difference between the current overhead costs, \$69.08, and the allowable fee schedules, is \$9.16 PUM. The MDHA proposes the following phase-in schedule:

<i>2008 (Initial Year of Project Based Budgeting and Accounting)</i>	<i>2009 (Year 2)</i>	<i>2010 (Year 3)</i>	<i>2011 (Year 4, first year of full compliance)</i>
<i>\$69.08 PUM</i>	<i>\$67.25 PUM</i>	<i>\$65.42 PUM</i>	<i>\$59.92 PUM</i>

- *While the conversion to asset management has largely been accomplished, refinement is still needed in the accounting for costs and services of remaining centralized maintenance crews; until these refinements are fully in place, MDHA will need to phase in the restrictions of the management fees that funds its Central Office Cost Center. The agency implemented a benchmark system effective October 1, 2007, to be used by the crews in billing the properties. This system includes a basic charge for each service performed, and these charges have met the test of comparability in the marketplace.*
- *At the time the system was implemented, we began monitoring each crew on an income versus expense basis. After five months of monitoring the crews, and projecting for the remainder of the current fiscal year (through 9/30/08), it had been determined that crew shortages would require a management fee in excess of the current published fee.*
- *However, MDHA is implementing several cost saving measures which are designed to gradually reduce the crew charges to the Central Office Cost Center to a level supportable by the allowable fees.*
- *These cost saving measures include the following:*
 1. *Increasing productivity (and billing amounts) in the carpentry and welding shops by purchasing supplies and materials ready-made, rather than making a counter-top, cabinets or fences from scratch in the shop.*
 2. *Implementing a demonstration program with the plumbing crew to evaluate a different fee for services plan designed to increase billable work and provide greater timeliness and efficiency. If the demonstration program is successful, then the crews will be evaluated to see if the program is applicable their needs.*
 3. *Individual crews adjusting to the benchmark system with excellent results. For example, the Pest Control crew has increased its billable income by 61% from October 1, 2007 to February 29, 2008. During this same period, the Horticulturist has increased his income by 195%; the Carpentry Shop has increased its income by 37%.*

HOPE VI and Modernization:

- *As this Plan was being drafted in the Spring of 2008, our third HOPE VI project (Sam Levy Homes) has been completed and close-out is expected by June 30, 2008. Our fourth HOPE VI site (John Henry Hale Homes) was nearing 75% completion, with over 100 units already occupied. To allow for contracting the final 28 units, MDHA secured a line of credit which, if drawn upon, would be repaid with Capital Fund Replacement Housing Factor funds.*
- *Parkway Terrace was undergoing a major renovation and face-lift (including the installation of geo-thermal HVAC) which would put it on a par with our HOPE 6 sites.*

Density Reduction:

- *It is expected that the Agency will proceed with its intention, as outlined in previous years' Plans, to implement some partial demolition at certain of its most dense family housing properties (particularly J. C. Napier and James A. Cayce Homes), reducing the concentration and opening up areas for additional parking and recreation. The partial demolition application for J. C. Napier has been under review by HUD's Special Applications Center in Chicago since August 20, 2007.*
- *A similar application may be submitted in the coming year for partial demolition at James A. Cayce Homes.*
- *The Agency may also proceed with a Capital Fund borrowing, which would enable it to proceed with large scale renovation work at one or more developments to enhance their livability more quickly than would have been possible if we had to wait on the funding of annual allocations.*

Designation of Public Housing

The Agency has requested that three properties previously designated for occupancy only by the elderly be again redesignated for that purpose: these are Carleen Waller Manor, Edgefield Manor, and I W. Gernet.

Housing Choice Vouchers:

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Yes; with the conversion to Asset Management in the Spring of 2007, all of our properties now maintain their own waiting lists. There is no longer a centralized office that takes applications and maintains a centralized waiting list.

Site-Based Waiting Lists					
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics (Mix prior to relocation of previous tenants_		Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL (As of March 2008)	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
James A. Cayce Homes 701 South 6th Street Nashville, TN. 37206 TN005001,TN005004,TN005009	4/1/2007	Black	547	613	12%
		White	77	80	4%
		Other	0	1	100%
		Total	624	694	
		Disabled	65	53	-15%
J.C. Napier Homes 648 Claiborne St. Nashville, TN. 37210 TN005002	4/1/2007	Black	358	419	17%
		White	21	21	0%
		Other	2	3	50%
		Total	381	443	
		Disabled	59	64	8%
Edgehill Homes 1277 12th Ave. So. Nashville, TN. 37203 TN005003,TN005017	4/1/2007	Black	316	367	16%
		White	8	11	38%
		Other	0	1	100%
		Total	324	379	
		Disabled	19	19	0%
Tony Sudekum Homes 101 University Court Nashville, TN. 37210 TN005005	4/1/2007	Black	382	409	7%
		White	24	25	4%
		Other	3	2	-33%
		Total	409	436	
		Disabled	14	16	14%

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Cheatham Place 1564 9th Ave. No. Nashville, TN. 37208 TN005011	4/1/2007	Black White Other Total Disabled	298 11 2 311 85	299 13 2 314 88	0% 18% 0% 4%
Andrew Jackson Courts 1457 Jackson Street Nashville, TN. 37208 TN005012	4/1/2007	Black White Other Total Disabled	363 8 1 372 89	364 7 1 372 82	0% 13% 0% -8%
Edgefield Manor 525 Shelby Ave. Nashville, TN. 37206 TN005013	4/1/2007	Black White Other Total Disabled	160 58 1 219 75	161 58 1 220 71	1% 0% 0% -5%
I. W. Gernert Homes 1101 Edgehill Ave. Nashville, TN. 37203 TN005014	4/1/2007	Black White Other Total Disabled	146 20 0 166 49	141 13 0 154 44	-3% -35% 0% -10%
Cumberland View 2316 25th Ave. No. Nashville, TN. 37208 TN005016	4/1/2007	Black White Other Total Disabled	210 11 1 222 13	212 9 1 222 17	1% -18% 0% 31%
Hadley Park Towers 2901 John Merritt Blvd. Nashville, TN. 37209 TN005019, TN00528	4/1/2007	Black White Other Total Disabled	148 5 0 153 73	148 6 0 154 65	0% 20% 0% -11%
Madison Towers 591 N. Dupont Ave. Madison, TN. 37115 TN005020	4/1/2007	Black White Other Total Disabled	88 118 2 208 120	87 121 2 210 108	-1% 3% 0% -10%
Parthenon Towers 301 28th Ave. No. Nashville, TN. 37203 TN005021	4/1/2007	Black White Other Total Disabled	143 148 3 294 188	135 158 1 294 184	-6% 7% -67% -2%

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Carleen Waller Manor 106 31st Ave. So. Nashville, TN. 37212 TN005028	4/1/2007	Black	34	31	-9%
		White	18	21	17%
		Other	1	0	0%
		Total	53	52	
		Disabled	5	5	0%
Vine Hill Towers 601 Benton Ave. Nashville, TN. 37204 TN005024	4/1/2007	Black	88	83	-6%
		White	59	62	5%
		Other	0	1	0%
		Total	147	146	
		Disabled	81	70	-14%
Neighborhood Housing 1201 Hawkins Street Nashville, TN. 37203 TN005025;TN005027;TN005030 TN005031;TN005032; TN005034 TN005035; TN005036	4/1/2007	Black	350	358	2%
		White	18	10	-44%
		Other	0	0	0%
		Total	368	368	
		Disabled	20	20	0%
Vine Hill Homes 601 Benton Avenue Nashville, TN 37204 TN005037	1998	Black	134	1123	-8%
		White	58	13	-78%
		Other	0	0	0%
		Total	192	136	
		Disabled	29	11	-62%
Historic Preston Taylor 3900 Clifton Road Nashville, TN 37209 TN005038, TN005039, TN005040	2000	Black	517	310	-40%
		White	5	3	-40%
		Other	11	0	-100%
		Total	533	313	
		Disabled	314	22	-93%
Sam Levy Homes 303 Foster Street Nashville, TN 37207 TN005042	2003	Black	422	174	-59%
		White	37	7	-81%
		Other	0	0	0%
		Total	459	181	
		Disabled	151	16	-89%

It should be noted that the changes in demographics in the last three properties resulted from the fact that all of the former residents in these HOPE 6 sites were relocated and the sites with significantly fewer units were re-tenanted with applicants who had to meet different admission standards for “non-traditional” public housing. The demographic shifts were not the consequence of maintaining site-based waiting lists per se.

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

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

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 19
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? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name: <i>Vine Hill Homes</i>
b. Development Number: <i>TN 37 P005 037</i>
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities have been completed and grant is closed out.</i>

HOPE VI Revitalization Grant Status
a. Development Name: <i>Preston Taylor Homes</i>
b. Development Number: <i>TN 37 P005 038 and 039</i>
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities have been completed and grant is closed out.</i>

HOPE VI Revitalization Grant Status
a. Development Name: <i>Sam Levy Homes</i>
b. Development Number: <i>TN 37 P005 042</i>
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway <i>Activities are nearing completion as this Plan is being prepared and grant close-out is anticipated for June 2008.</i>

HOPE VI Revitalization Grant Status	
a. Development Name:	<i>John Henry Hale Homes</i>
b. Development Number:	<i>TN 37 P005 043</i>
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input checked="" type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway <i>Rebuilding of the site is underway; re-tenanting began in September of 2007 and should be complete by June of 2009.</i>

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

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: *It will be continuing to draw on the construction and mini-perm loan for the market rate units at John Henry Hale (the loan has already closed).*

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

Yes No:

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

If yes, list criteria:

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

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below): *MDHA, as well as being the PHA, is also the agency which prepares the Consolidated Plan for Nashville.*

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

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

The Consolidated Plan provides for Fair Housing outreach activities, including a goal of increasing awareness of Agency housing resources among families of races and ethnicities with disproportionate needs. For example, outreach is provided to the Hispanic community through

housing and service fairs where information about MDHA's Low Rent Housing and Section 8 programs is provided.

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development.	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 21.3 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1						
2	1406 Operations	1,600,000				
3	1408 Management Improvements Soft Costs					
	Management Improvements Hard Costs					
4	1410 Administration	802,818				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	200,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	2,100,000				
10	1460 Dwelling Structures	3,295,368				
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	30,000				
18	1499 Development Activities					
19	1502 Contingency					
X X	Amount of Annual Grant:	8,028,186				
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Aection 504 compliance					
	Amount of lineXX Related to Security - Soft Costs	695,000				
	Amount of line XX Related to Security - Hard Costs					
	Amount of line XX Related to Energy Conservation Measures					
	Collateralization Expenses or Debt Service					

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550108			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	1,180,036			
19	1502 Contingency				
X X	Amount of Annual Grant:	1,180,036			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550208			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	486,780			
19	1502 Contingency				
X X	Amount of Annual Grant:	486,780			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	1,400,000	1,400,000	1,400,000	1,400,000
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	728,000	728,000	728,000	360,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	289,932	
8	1440 Site Acquisition				
9	1450 Site Improvement	1,021,610	1,001,610	19,841	19,841
10	1460 Dwelling Structures	2,985,000	3,005,000	1,358,127	
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	800,000	800,000		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	50,000		
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	7,284,610	7,284,610	3,795,900	1,779,841
	Amount of line XX Related to LBP Activities	36,000	36,000	36,000	
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs	621,000	656,000	656,000	
	Amount of line XX Related to Security - Hard Costs	156,000	78,240	78,240	
	Amount of line XX Related to Energy Conservation Measures	196,000	102,400	102,400	
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	1,400,000	1,400,000	1,400,000	1,400,000	
PHA-Wide	Administrative	1410	L.S.	728,000	728,000	728,000	360,000	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	300,000	289,932	0	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	50,000	0	0	
TN037P00502 AMP 2 J. C. Napier	Phase IV Renovations Exterior entrance renovations, replacement of interior finishes, floors & walls, replace interior doors, exterior trim, storm and entrance doors, renovate kitchens, baths, plumbing, heaters, windows and screens and electrical systems.	1460	L.S.	2,016,000	1,932,000	724,086	0	
	Phase IV Site Improvements.	1450	L.S.	931,610	931,610	1,907	1,907	
	Phase IV Demolition for density reduction	1485	L.S.	800,000	800,000	0	0	
TN037P00505 AMP 2 Tony Sudekum	Roof Replacements	1460	40 Bldgs.	320,000	450,000	442,442	0	
TN037P00509 AMP 1 James A. Cayce	Roof Replacements	1460	13 Bldgs.	100,000	100,000	0	0	
TN037P005013 AMP 6 Edgefield Manor	Cottage Roof Replacements	1460	26 Bldgs.	104,000	118,000	116,611	0	
TN037P005021 AMP 8 Parthenon Towers	Common area exterior renovations to improve marketability.	1450	L.S.	50,000	50,000	0	0	
	Common area interior renovations to improve marketability.	1460	L.S.	175,000	175,000	0	0	
TN037P005024 AMP 11 Vine Hill Towers	Common area exterior renovations to improve marketability.	1450	L.S.	20,000	20,000	17,934	17,934	
	Common area interior renovations to improve marketability.	1460	L.S.	230,000	230,000	74,988	11,100	
TN037P005028 AMP 8 Carleen Waller Manor	Common area exterior renovations to improve marketability.	1450	L.S.	20,000	0	0	0	Moved 06
	Common area interior renovations to improve marketability.	1460	L.S.	40,000	0	0	0	Moved 06

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550107			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17					
18	1499 Development Activities	1,511,187	1,511,187	1,511,187	1,344,640
19	1502 Contingency				
X X	Amount of Annual Grant:	1,511,187	1,511,187	1,511,187	1,344,640
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	994,483	994,483	994,483	994,483
3	1408 Management Improvements Soft Costs	789,763	789,763	757,330	656,565
	Management Improvements Hard Costs				
4	1410 Administration	135,920	135,920	135,920	135,920
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	300,000	300,000
8	1440 Site Acquisition				
9	1450 Site Improvement	1,014,721	1,440,715	946,956	565,240
10	1460 Dwelling Structures	4,784,251	4,656,717	4,145,226	1,610,325
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	350,000	51,540	51,540	51,540
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	50,000	41,100	41,100
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,419,138	8,419,138	7,372,555	4,355,173
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance	52,640	52,640	52,640	52,640
	Amount of lineXX Related to Security - Soft Costs	673,531	673,531	673,531	673,531
	Amount of line XX Related to Security - Hard Costs	101,020	101,020	101,020	
	Amount of line XX Related to Energy Conservation Measures	320,000	620,000	620,000	
	Collateralization Expenses or Debt Service				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Capital Fund Program Grant No: TN43P00550106 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	994,483	994,483	994,483	994,483	
PHA-Wide	Special Police Task Force	1408	L.S.	149,445	149,445	149,445	149,445	
PHA-Wide	DP Software & Training	1408	L.S.	640,318	640,318	607,885	507,120	
PHA-Wide	Administrative	1410	L.S.	135,920	135,920	135,920	135,920	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	300,000	300,000	300,000	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	50,000	41,100	41,100	
TN037P00502 AMP 2 J. C. Napier	Phase IV Renovations Exterior entrance renovations, replacement of interior finishes, floors & walls, replace interior doors, exterior trim, storm and entrance doors, renovate kitchens, baths, plumbing, heaters, windows and screens and electrical systems.	1460	33	2,545,045	941,663	941,663	397,082	
	Phase IV Renovations Utilizing Bonus Funds to renovate exterior entrances.	1460	L.S.	656,752	656,752	656,752	558,452	
	Site Work Wall & Fencing Work	1450	L.S.	0	10,004	10,004	10,004	Partial Move from 07
TN037P00509 James A. Cayce	Roof Replacement & Interior Modifications	1470	L.S.	350,000	51,540	51,540	51,540	
TN037P005013 AMP 6 Edgefield Manor	Common area renovations to improve marketability.	1460	L.S.	285,000	302,000	301,567	203,028	
TN037P005014 AMP 3 I.W. Gernert	Common area renovations to improve marketability.	1460	L.S.	310,000	310,000	130,410	130,410	
	Interior Renovations, kitchen, finishes and new mechanical units	1460	48 Units	0	1,200,000	1,026,854	0	Moved from 5 year plan
TN037P005019 AMP 8 Hadley Park	Common area renovations to improve marketability.	1460	L.S.	275,000	275,000	156,710	101,010	
TN037P005020 AMP 7 Madison Towers	Site Work Parking Additions	1450	L.S.	165,000	32,490	32,490	32,490	
TN037P005021 AMP 8 Parthenon Towers	Common area renovations to improve marketability.	1460	L.S.	256,000	388,510	348,478	109,904	
	Site Work Improvements	1450	L.S.	0	10,975	10,975	10,975	
TN037P005022 AMP 9 Parkway Terrace	Common area renovations to improve marketability.	1460	L.S.	0	32,518	32,518	32,518	
	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	849,721	1,385,121	891,362	509,646	
TN037P005028 AMP 8 Carleen Waller	Continued Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens,	1460	3 Units	456,454	506,389	506,389	34,036	
	Site Work Improvements	1450	L.S.	0	2,125	2,125	2,125	Partial Move from 07
	Common area renovations to improve marketability.	1460	L.S.	0	43,885	43,885	43,885	Moved from 07

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations	1,598,615	1,598,615	1,598,615	1,598,615
3	1408 Management Improvements Soft Costs	609,258	609,259	609,259	609,259
	Management Improvements Hard Costs				
4	1410 Administration	527,989	527,989	527,989	527,989
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	300,000	300,000
8	1440 Site Acquisition				
9	1450 Site Improvement	480,000	91,574	91,574	41,640
10	1460 Dwelling Structures	5,264,499	5,652,924	5,652,924	2,436,006
11	1465.1 Dwelling Equipment - Nonexpendable	2,150	2,150	2,150	2,150
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	37,048	37,048	37,048	37,048
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	82,525	82,525	82,525	82,525
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	8,902,084	8,902,084	8,902,084	5,635,232
	Amount of line XX Related to LBP Activities	505,000	100,000	100,000	
	Amount of line XX Related to Aection 504 compliance		215,000	215,000	215,000
	Amount of lineXX Related to Security - Soft Costs	557,730	591,253	591,253	591,253
	Amount of line XX Related to Security - Hard Costs	16,800	32,800	32,800	32,800
	Amount of line XX Related to Energy Conservation Measures	12,000	1,620,000	1,620,000	850,000
	Collateralization Expenses or Debt Service				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Metropolitan Development and Housing Agency		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 FFY Grant: 2009	Work Statement for Year 3 FFY Grant: 2010 FFY Grant: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
PHA-WIDE	Annual Statement	3,900,000	3,900,000	3,900,000	3,900,000
TN037P00501 & TN037P00509 AMP 1 James Cayce					710,000
TN037P00513 AMP 6 Edgefield Manor		5,100,000			
AMP 3 TN037P00514 I.W. Gernert Homes		1,000,000	3,842,466		
AMP 8 TN037P00519 Hadley Park Towers			2,257,534		
AMP 7 TN037P00520 Madison Towers				1,573,124	
AMP 8 TN037P00521 Parthenon Towers				4,526,876	2,219,010
AMP 11 TN037P00524 Vine Hill Towers					3,170,990
CFP Funds Listed for 5- year planning		10,000,000	10,000,000	10,000,000	10,000,000
Replacement Housing Factor Funds		600,000	600,000	600,000	600,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Operations	1,600,000	PHA-WIDE	Operations	1,600,000
	PHA-WIDE	Administrative	1,000,000	PHA-WIDE	Administrative	1,000,000
	PHA-WIDE	Fees & Costs	300,000	PHA-WIDE	Fees & Costs	300,000
	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000
Annual	TN037P00513 AMP 6 Edgefield Manor	Continued Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	2,100,000	AMP 3 TN037P00514 I.W. Gernert Homes	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	1,542,466
	TN037P00513 AMP 6 Edgefield Manor	Continued Cottage Interior Renovations, Windows & Finishes	3,000,000	AMP 3 TN037P00514 I.W. Gernert Homes	Cottage Interior Renovations, Windows & Finishes	2,300,000
	AMP 3 TN037P00514 I.W. Gernert Homes	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	1,000,000	AMP 8 TN037P00519 Hadley Park Towers	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	2,257,534
	Scattered Sites	Build New Duplexes	600,000	Scattered Sites	Build New Duplexes	600,000
	Total CFP Estimated Costs			\$ 10,600,000	\$ 10,600,000	

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Operations	1,600,000	PHA-WIDE	Operations	1,600,000
	PHA-WIDE	Administrative	1,000,000	PHA-WIDE	Administrative	1,000,000
	PHA-WIDE	Fees & Costs	300,000	PHA-WIDE	Fees & Costs	300,000
	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000	PHA-WIDE	Debt Service For Capital Fund Borrowing	1,000,000
Annual				TN037P00501 & TN037P00509 AMP 1 James Cayce	Roof Replacements & Small % Bldg. Demolition for Density Reduction	710,000
	AMP 7 TN037P00520 Madison Towers	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	1,573,124	AMP 8 TN037P00521 Parthenon Towers	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	2,219,010
	AMP 8 TN037P00521 Parthenon Towers	Interior Renovations to High Rise including converting 0 bedroom units to 1 bedroom units and upgrading finishes and mechanical systems.	4,526,876	AMP 11 TN037P00524 Vine Hill Towers	Interior Renovations & Exterior Bldg. Improvements	3,170,990
	Scattered Sites	Build New Duplexes	600,000	Scattered Sites	Build New Duplexes	600,000
	Total CFP Estimated Costs			\$ 10,600,000		