

1.0	PHA Information PHA Name: <u>Metropolitan Development and Housing Agency</u> PHA Code: <u>TN - 005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>010/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>5501</u> (excludes Market-Rate and merged units) Number of HCV units: <u>5791</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1: <u>N/A</u>				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <u>N/A</u>				
5.1	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 for the next five years: <u>N/A</u>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>N/A</u>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures:</u> For Public Housing, these policies and procedures remain substantially the same as in the past. A few clarifying and editing changes were made during the year in the Admissions and Continued Occupancy Policy after they had been posted for resident input and comment. Three substantive changes were based on the Violence Against Women Act: (1) victims of domestic violence were made eligible for resident-requested transfers, (2) victims of domestic violence were given a priority for transfers between properties, and (3) victims of domestic violence are not subject to eviction based on actions of guests or other members of their household. For the Housing Choice Voucher program, the waiting list was opened for about 45 days in the Fall of 2008 since virtually all the households on the prior waiting list had been reached. When the new waiting list reached over 3,000, it was closed effective at the end of December of 2008. The waiting list will not be reopened until such a time as the number remaining on the list falls to around 400 or 500 hundred. With turnover of only about 75 vouchers per month, we do not anticipate that the waiting list will be re-opened during the fiscal year covered by this Plan. The Agency has applied for additional vouchers to meet the needs of family unification and of non-elderly disabled who had been on the waiting lists of HUD-assisted properties designated for the elderly. <u>2. Financial Resources:</u> No significant changes are anticipated in the Public Housing Operating Fund or in the Housing Choice Voucher program (although at the time this Plan was being drafted the 2009 HUD appropriation had not been finalized). The Low Rent Operating Fund budget is projected to be about \$33 million, of which \$20.8 million would be federal subsidy. We do anticipate additional funds for capital improvements. HUD has implemented a statutory change permitting our expiring Energy Performance Contract to be extended for an additional 8 years. Considering the utility saving already in place and those which will result from new Energy Conservation Measures, we anticipate up to \$12 million in new Energy Conservation Measures (replacement HVAC, low-flow plumbing fixtures and rebuilds, solar panels, etc.). We expect installation of these to begin with HUD approval (by June of 2009) and to take about a year to complete. In addition, under the American Recovery and Reinvestment Act of 2009 (the "stimulus" legislation), MDHA will receive about \$12.3 in additional Capital Funds, which must be obligated within 12 months and substantially spent within 24 months. These funds will be used primarily for renovation work in our highrise buildings, including elevator rebuilding and unit reconfiguration (implementation of the "loft" style amenities as we have previously done at I. W. Gernert).				

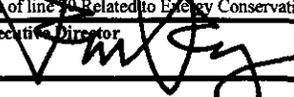
	<p>6. <u>Designated Housing for Elderly and Disabled Families</u>: No changes are anticipated in the coming year. Three properties (Carleen Waller Manor, Edgefield Manor, and I. W. Gernert) will continue to be designated for the elderly only.</p> <p>9. <u>Pets</u>: The pet policy was revised to clarify that the normal pet policy requirements and restrictions do not apply to animals that are necessary as a reasonable accommodation to assist, <i>support</i>, or provide service to persons with disabilities</p> <p>11. <u>Fiscal Year Audit</u>: The financial audit for the year ended September 30, 2008 was released on February 3, 2009; the auditors rendered an unqualified opinion.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The 5 –Year Plan (covering the years 2005 through 2010) and the Annual Plan are available to the public at the main offices of MDHA (701 South Sixth Street, at the Rental Assistance Office (620 Dew Street), and at the management offices of each of the MDHA properties.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>HOPE VI</u>: MDHA completed the last of four HOPE VI programs during the Spring of 2009. Given the limited availability of HOPE VI appropriations at the time this Plan was being drafted, no specific HOPE VI application is currently planned. However, should Congress restore significant funding to this program, to the point where funding a HOPE VI program at one of our remaining large family developments would be financially feasible, MDHA would consider preparing an application. MDHA does not consider a decision to submit such an application to be a “significant amendment” to this Plan which would entail a public hearing and formal amendment other than those public meetings which might be involved in the preparation of the HOPE VI application itself.</p> <p><u>Demolition and/or Disposition</u>: In the last several Annual Plans, MDHA had stated its intent to undertake partial demolition at two of its larger family properties: J. C. Napier Homes and James A. Cayce Homes (now called Cayce Place). An application was submitted and approved for the demolition of 102 units at J. C. Napier Homes and that demolition has been completed. MDHA is still considering partial demolition at Cayce Place (AMP TN005000001). While specific plans have not been made, it is anticipated that approximately 200 of the 716 current residential units (or 28%) at Cayce Place might be demolished. The intent of the demolition would be to reduce density and to provide for additional green space and parking for the remaining residents in order to increase the desirability of this property and promote its longer-term viability. An application could be submitted in the Spring of 2010. Based on prior experience, we assume that HUD would take 4 to 6 months to review the application. Once approved, relocation of the affected residents would commence (allowing 90 to 120 days); demolition would then begin within 120 to 150 days after HUD approval of the demolition application. It is probably that MDHA would stage the relocation and demolition in phases in order to better facilitate the relocation of the affected residents and maximize their choice of replacement housing.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Because Capital Funds had not been pledged as the security for this borrowing, the debt was not technically a Capital Fund Financing subject to the HUD regulations for such a borrowing.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Not applicable as this is the Annual Plan of a High Performer. See prior year Plans for Housing Needs detail.</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Not applicable as this is the Annual Plan of a High Performer</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The goals of the 2006-2010 5-Year Plan were largely intended to maintain our high-performer status in both the Low Rent and Housing Choice Voucher programs. We have succeeded in maintaining that status in both programs each year.</p> <p>While we have not applied for any additional HOPE VI programs, we have recently completed the third and fourth programs (Sam Levy and John Henry Hale) and we have renovated Parkway Terrace at an amenity level comparable to our HOPE VIs</p> <p>We have maximized the utilization of our Housing Choice Voucher resources and expect to be right at 100% lease-up for the current calendar year</p>

	<p>We have significantly improved the management of our properties through the conversion to Asset Management in the Fall of 2006. Property Managers and Maintenance staff now demonstrate a sense of “ownership” of the properties for which they are responsible. Most of the staff who had been on centralized maintenance crews are now assigned to individual properties. Vacancies remain in the 1% range, and unit turnaround time is closely monitored and remains at or below 20 days</p> <p>Modernization attention has shifted to the high-rises. Common area improvements have been implemented at each property, and unit conversions to a loft-style are being completed at I. W. Gernert and are being designed for four other properties</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>MDHA has adopted the “safe harbor” working definition for significant amendments and substantial deviations/modifications to the Plan as they were contained in Notice PIH 99-51, with the exception of the reference to the obsolete PHDEP Plan. The definition will include the following:</p> <ol style="list-style-type: none"> 1. Changes to rent or admissions policies of organization of the waiting list; 2. Additions of non-emergency work items (items not included in the current Annual Statement of Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>MDHA would not consider changes in program funding levels (differences between estimated grant amounts and actual allocations), decisions whether or not to apply for additional discretionary grants (including HOPE VI), or initiation of changes in administrative policies which are mandated by statutory or regulatory changes or which would not go into effect until a subsequent Plan year to be substantial deviations of modifications.</p>
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<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550109 Replacement Housing Factor Grant No: Date of CFFP: <u>6/09</u>		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,800,000			
3	1408 Management Improvements Soft Costs				
4	1410 Administration	900,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,860,000			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	90,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	50,000			
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	9,000,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Action 504 compliance	150,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	265,000			
25	Amount of line 20 Related to Energy Conservation Measures	1,800,000			
Signature of Executive Director: 		Date: <u>6-16-09</u>		Signature of Public Housing Director: _____	
				Date: _____	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

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U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
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Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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 ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	L.S.	1,800,000				
PHA-Wide	Administrative	1410	L.S.	900,000				
PHA-Wide	Fees & Costs	1430	L.S.	300,000				
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000				
TN037P005013 AMP 6 Edgefield Manor	Apartment Renovations including up-grade mechanical units, kitchens, finishes & fixtures.	1460	L.S.	1,000,000				
TN037P005021 AMP 8 Parthenon Towers	Apartment Renovations including up-grade mechanical units, kitchens, finishes & fixtures.	1460	L.S.	4,000,000				
	Office renovations and associated spaces	1470	L.S.	90,000				
TN037P005024 AMP 11 Vine Hill Towers	Apartment Renovations including up-grade mechanical units, kitchens, finishes & fixtures.	1460	L.S.	860,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

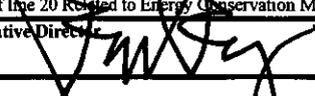
Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-11		9-13		
TN037P005013 AMP 6 Edgefield Manor	9-11		9-13		
TN037P005021 AMP 8 Parthenon Towers	9-11		9-13		
TN037P005024 AMP 6 Edgefield Manor	9-11		9-13		

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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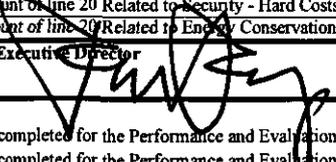
U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2001

Part I: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: <u>6/09</u>		Replacement Housing Factor Grant No: TN43R00550109	
				FFY of Grant: 2009	
				FFY of Grant Approval: 2009	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft 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	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,000,000			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,000,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Action 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 		Date: <u>6-16-09</u>		Signature of Public Housing Director: _____	
				Date: _____	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
HOPE VI Properties AMP 4, 13 & 14	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550108 Date of CFFP: <u>6/09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant <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 3-31-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,600,000	1,600,000	1,600,000	1,600,000
3	1408 Management Improvements Soft Costs				
4	1410 Administration	802,818	802,818	802,818	802,818
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000	257,509	257,509	257,509
8	1440 Site Acquisition				
9	1450 Site Improvement	2,100,000	350,000	104,998	0
10	1460 Dwelling Structures	3,295,368	4,603,368	0	0
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	0	363,291	100,000	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30,000	51,200	51,200	51,200
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,028,186	8,028,186	2,916,525	2,711,527
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Action 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		6-16-09			

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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		
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 ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	L.S.	1,600,000	1,600,000	1,600,000	1,600,000	
PHA-Wide	Administrative	1410	L.S.	802,818	802,818	802,818	802,818	
PHA-Wide	Fees & Costs	1430	L.S.	200,000	257,509	257,509	257,509	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	30,000	51,200	51,200	51,200	
TN037P00502 AMP 2 J. C. Napier	Phase V Site Garage Addition for Site Vehicles To Better Service Asset Management Staff	1470	L.S.	0	100,000	100,000	0	
	Phase V Continued Development Site Improvements To Complete Total Work On This Property	1450	L.S.	2,100,000	350,000	104,998	0	
TN037P005013 AMP 6 Edgefield Manor	Apartment Renovations including up-grades to mechanical units, kitchens, finishes & fixtures to totally re-furbish resident units.	1460	L.S.	3,295,368	2,688,000	0	0	
	Renovations to Management Spaces & Resident Common Spaces	1470	L.S.	0	121,291	0	0	
TN037P005019 AMP 8 Hadley Park	Apartment Renovations including up-grades to mechanical units, kitchens, finishes & fixtures to totally re-furbish resident units.	1460	L.S.	0	1,915,368	0	0	Moved from 5 Year Plan
	Renovations to Management Spaces & Resident Common Spaces	1470	L.S.	0	142,000	0	0	

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² To be completed for the Performance and Evaluation Report.

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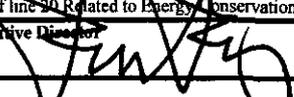
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 Office of public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					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 ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-10	9-08	9-12	3-09	
TN037P00502	9-10		9-12		
AMP 2 J. C. Napier	9-10		9-12		
TN037P005019	9-10		9-12		
AMP 8 Hadley Park					

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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 Expires 4/30/2011

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: <u>6/09</u>		Replacement Housing Factor Grant No: TN43R00550108	
			FFY of Grant: 2008	FFY of Grant Approval: 2008	
Type of Grant <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: 3-31-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft 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	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,180,036	1,180,036	876,813	876,813
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,180,036	1,180,036	876,813	876,813
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Action 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6-16-09	Signature of Public Housing Director 		Date

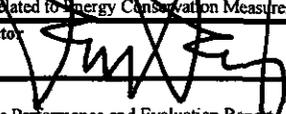
¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				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 ¹
	Original Obligation End Date	Actual	Original	Actual	
TN037P005043 John Henry Hale HOPE VI AMP 4	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: 6/09		Replacement Housing Factor Grant No: TN43R00550208	
			FFY of Grant: 2008	FFY of Grant Approval: 2008	
Type of Grant <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: 3-31-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft 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	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	486,780	486,780		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	486,780	486,780		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 		Date: 6/16-09		Signature of Public Housing Director: _____	
				Date: _____	

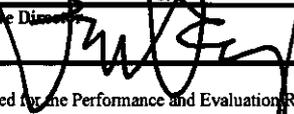
¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				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 ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-WIDE	See Note		See Note		A RHF Plan for the second increment funds is expected to be submitted for HUD approval in not later than 24 months.

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550107 Date of CFFP: 6/09		Replacement Housing Factor Grant No: FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <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: 3-31-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,400,000	1,400,000	1,400,000	1,400,000
3	1408 Management Improvements Soft Costs				
4	1410 Administration	728,000	728,000	728,000	728,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	815,652	815,652	300,000
8	1440 Site Acquisition				
9	1450 Site Improvement	1,001,610	687,934	539,705	17,934
10	1460 Dwelling Structures	3,005,000	3,181,118	2,489,087	1,280,538
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	800,000	371,906	371,906	371,906
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	50,000	100,000	100,000	50,000
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	7,284,610	7,284,610	6,444,350	4,148,378
21	Amount of line 20 Related to LBP Activities	36,000	132,860	132,860	
22	Amount of line 20 Related to Action 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs	621,000	656,000	656,000	
24	Amount of line 20 Related to Security - Hard Costs	156,000	78,240	78,240	
25	Amount of line 20 Related to Energy Conservation Measures	196,000	102,400	102,400	
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
		6/16/09			

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 Expires 4/30/2011

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 ¹	Funds Obligated ²	Funds Expended ²	
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	135,920	135,920	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	815,652	815,652	300,000	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	50,000	100,000	100,000	50,000	
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.	1,932,000	537,363	537,363	537,363	
	Phase V Site Improvements	1450	L.S.	931,610	600,000	499,240	0	
	Phase IV Demolition for density reduction	1485	L.S.	800,000	371,906	371,906	371,906	
TN037P00505 AMP 2 Tony Sudekum	Roof Replacements	1460	40 Blds.	450,000	503,554	503,554	503,554	
TN037P00509 AMP 1 James Cayce	Roof Replacements	1460	13 Blds.	100,000	108,450	108,450	108,450	
TN037P005013 AMP 6 Edgefield Manor	Cottage Roof Replacements	1460	26 Bldgs.	118,000	120,071	120,071	120,071	
TN037P005014 AMP 3 I.W. Gernert	Phase II Interior Renovations, kitchens, finishes and new mechanical units	1460	L.S.	0	1,300,000	1,122,130	0	Moved from 5 year plan.
TN037P005019 AMP 8 Hadley Park	Common area renovations to improve marketability.	1460	L.S.	0	22,531	22,531	0	Moved portion from 06
TN037P005021 AMP 8 Parthenon Towers	Site Work Improvements	1450	L.S.	50,000	0	0	0	
	Common area renovations to improve marketability, elevator finishes, partial apt. abatement.	1460	L.S.	175,000	359,149	0	0	
TN037P005022 AMP 9 Parkway Terrace	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	0	70,000	22,531	0	Moved portion from 06
TN037P005024 AMP 11 Vine Hill Towers	Common area exterior renovations to improve marketability.	1450	L.S.	20,000	17,934	17,934	17,934	
	Common area renovations to improve marketability, elevator work.	1460	L.S.	230,000	230,000	74,988	11,100	

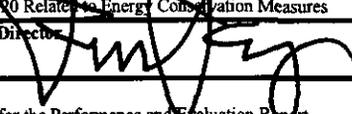
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				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 ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-09	9-08	9-11	12-08	
TN037P00502 AMP 2 J. C. Napier	9-09	9-08	9-11		
TN037P00505 AMP 2 Tony Sudekum	9-09	9-08	9-11	3-09	
TN037P00509 AMP 1 James A. Cayce	9-09	6-08	9-11	3-09	
TN037P005013 AMP 6 Edgefield Manor	9-09	6-08	9-11	3-09	
TN037P005014 AMP 3 I.W. Gemert	9-09	12-09	9-11		
TN037P005019 AMP 8 Hadley Park	9-09	9-08	9-11		
TN037P005021 AMP 8 Parthenon Towers	9-09		9-11		
TN037P005022 AMP 9 Parkway Terrace	9-09	9-07	9-11		
TN037P005024 AMP 11 Vine Hill Towers	9-09		9-11		

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550106 Date of CFFP: 6/09		Replacement Housing Factor Grant No:	
				FFY of Grant: 2006	
				FFY of Grant Approval: 2006	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	994,483	994,483	994,483	994,483
3	1408 Management Improvements Soft Costs	789,763	789,763	789,763	789,763
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	1,440,715	804,123	804,123	804,123
10	1460 Dwelling Structures	4,656,717	5,213,309	5,213,309	5,213,309
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	51,540	131,540	131,540	131,540
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	50,000	50,000	50,000	50,000
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,419,138	8,419,138	8,419,138	8,419,138
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Action 504 compliance	52,640	52,640	52,640	52,640
23	Amount of line 20 Related to Security - Soft Costs	673,531	673,531	673,531	673,531
24	Amount of line 20 Related to Security - Hard Costs	101,020	101,020	101,020	101,020
25	Amount of line 20 Related to Energy Conservation Measures	320,000	620,000	620,000	620,000
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
		6-16-09			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages								
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		
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 ¹	Funds Obligated ²	Funds Expended ²	
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	640,318	640,318	
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	50,000	50,000	
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.	941,663	1,299,254	1,299,254	1,299,254	
	Phase IV Renovations Utilizing Bonus Funds to renovate exterior entrances.	1460	L.S.	656,752	656,752	656,752	656,752	
	Site Work Wall & Fencing Work	1450	L.S.	10,004	10,004	10,004	10,004	Partial Move from 07
TN037P00509 AMP 1 James Cayce TN037P005013	Roof Replacement & Interior Modifications	1470	L.S.	51,540	51,540	51,540	51,540	
AMP 6 Edgefield Manor	Common area renovations to improve marketability.	1460	L.S.	302,000	299,567	299,567	299,567	
TN037P005014 AMP 3 I.W. Gemert	Common area renovations to improve marketability. Interior Renovations, kitchen, finishes and new mechanical units	1460	L.S.	310,000	54,651	54,651	54,651	Moved portion to renovations
TN037P005019 AMP 8 Hadley Park	Common area renovations to improve marketability.	1460	L.S.	1,200,000	1,323,794	1,323,794	1,323,794	
TN037P005020 AMP 7 Madison Towers	Common area renovations to improve marketability.	1460	L.S.	275,000	267,207	267,207	267,207	
TN037P005021 AMP 8 Parthenon Towers	Site Work Parking Additions	1450	L.S.	32,490	32,490	32,490	32,490	
TN037P005021 AMP 8 Parthenon Towers	Common area renovations to improve marketability.	1460	L.S.	388,510	371,124	371,124	371,124	
TN037P005021 AMP 8 Parthenon Towers	Site Work Improvements	1450	L.S.	10,975	10,976	10,976	10,976	
TN037P005021 AMP 8 Parthenon Towers	Common area renovations to improve marketability.	1460	L.S.	32,518	32,518	32,518	32,518	
TN037P005022 AMP 9 Parkway Terrace	Continued Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	L.S.	1,385,121	748,528	748,528	748,528	
	Continued Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior	1460	L.S.	506,389	864,557	864,557	864,557	
	Minor Renovations to Community & M&M Bldg. required during development renovations	1470	L.S.	0	80,000	80,000	80,000	
TN037P005028 AMP 8 Carleen Waller	Site Work Improvements	1450	L.S.	2,125	2,125	2,125	2,125	
TN037P005028 AMP 8 Carleen Waller	Common area renovations to improve marketability.	1460	L.S.	43,885	43,885	43,885	43,885	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					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 ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-08	9-07	9-10	9-08	
TN037P00502 AMP 2 J. C. Napier	9-08	9-07	9-10	3-09	
TN037P00509 AMP 1 James A. Cayce	9-08	6-08	9-10	12-08	
TN037P005013 AMP 6 Edgefield Manor	9-08	6-08	9-10	12-08	
TN037P005014 AMP 3 I.W. Gernert	9-08	9-08	9-10	6-09	
TN037P005019 AMP 8 Hadley Park	9-08	9-08	9-10	6-09	
TN037P005020 AMP 7 Madison Towers	9-08	9-08	9-10	3-09	
TN037P005021 AMP 8 Parthenon Towers	9-08	9-08	9-10	3-09	
TN037P005022 AMP 9 Parkway Terrace	9-08	9-07	9-10	6-09	
TN037P005028 AMP 8 Carleen Waller	9-08	9-08	9-10	12-08	

¹ Obligation and expenditure end dated can only be revised with HUD Approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part I: Summary

PHA Name Metropolitan Development and Housing Agency		Locality (Nashville Davidson County, Tennessee)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
	TN037P00501 & TN037P00509 AMP 1 James Cayce	Annual Statement	550,000		1,000,000	2,000,000	
	TN037P005 AMP 2 Tony Sudekum Homes					600,000	
	TN037P00513 AMP 6 Edgefield Manor			3,000,000			
	AMP 3 TN037P00514 L.W. Gernert Homes			1,500,000			
	AMP 4 TN037P00512 Andrew Jackson Homes					250,000	
	AMP 5 TN037P00511 Cheatham Homes					200,000	
	AMP 5 TN037P00516 Cumberland View					400,000	
	AMP 8 TN037P00519 Hadley Park Towers			800,000			
	AMP 7 TN037P00520 Madison Towers			1,150,000			
	AMP 8 TN037P00521 Parthenon Towers						
	AMP 11 TN037P00524 Vine Hill Towers			3,500,000	1,500,000		
	AMP 11 TN037P00528 Carleen Waller Manor					1,500,000	
	AMP 10 Neighborhood Housing					3,000,000	2,550,000
B.	Physical Improvements Subtotal			6,000,000	6,000,000	5,500,000	6,000,000
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		1,000,000	1,000,000	1,000,000	1,000,000	
F.	Other		400,000	400,000	400,000	400,000	
G.	Operations		1,600,000	1,600,000	1,600,000	1,600,000	
H.	Demolition				500,000		
I.	Development		600,000	600,000	600,000	600,000	
J.	Capital Fund Financing - Debt Service		1,000,000	1,000,000	1,000,000	1,000,000	
K.	Total CFP Funds		10,600,000	10,600,000	10,600,000	10,600,000	
L.	Total Non-CFP Funds						
M.	Grand Total		10,600,000	10,600,000	10,600,000	10,600,000	

Capital Fund Program Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2009</u> FFY <u>2010</u>			Work Statement for Year <u>2009</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2009</u> FFY <u>2012</u>			Work Statement for Year <u>2009</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		