



9.0	<p><b>Housing Needs.</b> 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.</p> <p><b>We have based our estimate of need upon our current Public Housing and Section 8 waiting lists.</b></p> <p><b>ATTACHMENT # TN024-A05 HOUSING NEEDS</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>ATTACHMENT # TN024-A06 STRATEGIES</b></p>
10.0	<p><b>Additional Information.</b> 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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>ATTACHMENT # TN024-A07 ADDITIONAL INFORMATION A &amp; B</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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>ATTACHMENT # TN024-A08</b></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>ATTACHMENT # TN024-A09</b></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>ATTACHMENT # TN024-A10</b></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>ATTACHMENT # TN024-A11</b></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>N/A</b></p> <p>(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. <b>ATTACHMENT # TN024-A12</b></p> <p>(g) Challenged Elements <b>NONE</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>ATTACHMENT # TN024-A03</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>ATTACHMENT # TN024-A04</b></p>

**ATTACHMENT #TN024-A01**  
**5.1 AND 5.2 MISSION & GOALS AND OBJECTIVES**  
**5-YEAR PLAN**  
**PHA FISCAL YEARS 2010 - 2014**  
[24 CFR Part 903.5]

**A. Mission**

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

**Other PHA Goals and Objectives: (list below)**

**In addition to the above standard goals of a PHA, our goal is to improve the aesthetic appearance of our two oldest complexes. Our objective is to use Capital Funds for this purpose. We are in the process of completely changing the outward appearance of the buildings in, TN024-01 and TN024-02, our two oldest complexes. Additionally, we are replacing the older thermal solid-pane windows with a newer version that is much more energy efficient and more aesthetically appealing. We are adding shutters and residential style doors to replace the solid panel steel doors. We also will be doing necessary upkeep of our other projects with the remaining Capital Funds each year.**

**Our major goal is to be finished with these renovations at TN024-01 and TN024-02 by the end of FY2011, as shown in our five-year action plan. We have thus far completed the renovations at TN024-02 and have completed sixty-four units out of the eighty-eight units at TN024-01. Unless Capital Funds are not provided in the upcoming years, we should be able to achieve our major goal on time.**

**Among the standard goals, we have decreased our vacancy rate in Public Housing, now averaging 97% occupancy and Section 8 that is currently 100% utilized. Our PHAS score has improved each of the last two years and we should be a high performer for 2010. Our SEMAP score for 2009 was 100 and should also be 100 for 2010.**

**ATTACHMENT #TN024-A02**  
**6.0(a) & 6.0(b) PHA PLAN UPDATE**

The following plan elements are included in the plan documents and support documents that are available at the Tullahoma Housing Authority main office, 2401 Cedar Lane Village Drive, Tullahoma, TN. 37388. The Annual and Five-year Action plans are available at each of our community center locations. A complete copy of our Five-year and Annual Plan is available at the Tullahoma City Hall.

Those plan elements that have been updated are noted with a brief explanation of the change.

**1.) Eligibility, Selection and Admission Policies. (ACOP)**

**Our ACOP and application have been updated to include the most recent changes concerning contact persons and EIV notification.**

**2.) Statement of Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2010)</b>		
a) Public Housing Operating Fund	789,715	
b) Public Housing Capital Fund	375,079	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	450,660	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>		
	0	
<b>3. Public Housing Dwelling Rental</b>		Management &

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Income</b>	515,715	Maintenance Ops.
<b>4. Other income</b> (list below)		
Excess Utilities	10,800	Utilities
Non-Dwelling Rent	775	Operations
Investments	14,135	Operations
Other Op Receipts	24,035	Operations
<b>5. Non-federal sources</b> (list below)		
Operating Reserve	1,061,244	Unexpected Needs
<b>Total resources</b>	3,242,158	PHA Operations

**3.) Rent Determination**

**No Change**

**4.) Operation and Management**

**Updates based upon budgets only. Policies reviewed but not changed.**

**5.) Grievance Procedures**

**No Change**

**6.) Designated Housing**

**The Tullahoma Housing Authority will not be requesting designation of any units for the elderly or disabled during the upcoming fiscal year.**

**7.) Community Service and Self-sufficiency**

**No Change**

**8.) Safety and Crime Prevention**

**No Change**

**9.) Pets**

**No Change**

**10.) Civil Rights Certification**

**See Attachment # TN024-A08 for Civil Rights Certification. Our plan has been deemed to be consistent with the consolidated plan for our jurisdiction.**

**11.) Fiscal Year Audit**

**Our most recent Fiscal Year Audit for 2009 is available at the Memphis HUB office and at our main office. The audit for 2009 revealed no findings.**

**12.) Asset Management**

**The Tullahoma Housing Authority has elected not to participate in the HUD Asset Management Model. We do however have plans for the long-term operating, capital improvements, modernization and other needs of our housing inventory. The outline of those plans is in our five-year action plan.**

**13.) Violence Against Women Act (VAWA)**

**No Change to our present policy.**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Tulahoma Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P02450110</b> Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:2010</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>	<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	30,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	15,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	35,300	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	2,079	0	0	0
10	1460 Dwelling Structures	292,200	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities <sup>4</sup>	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization or Debt Service paid by Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 375,079	\$ 0	\$ 0	\$ 0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security – Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security – Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with fewer than 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

<b>Part I: Summary</b>					
PHA Name: <b>Tulahoma Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>TN43P02450110</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2010</b> FFY OF Grant Approval: <b>2010</b>	
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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

<b>Part II Supporting Pages</b>								
<b>PHA Name:</b> Tulahoma Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P02450110</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2010</b>		
Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original \$	Revised <sup>1</sup> \$	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-WIDE	Resident Services Coordinator	1408	LS	30,000				
PHA-WIDE	Staff Salary Spent on CFP Program	1410	LS	15,000				
PHA-WIDE	Mod Coordinator, A&E Svcs., Utility Allowance Survey, LBP Design, Testing & Monitoring, Environmental Review, etc.	1430	LS	35,300				
PHA-WIDE	Landscaping, Drainage, Walks, Handrails, Parking, Curb Appeal, Playground, Tree Trimming	1450	LS	2,079				
PHA-WIDE	Interior Painting	1460		20,000				
PHA-WIDE	Maintenance Tools & Equip.	1475	LS	500				
TN024-01	Fascia, Soffit, Siding & Porch Imp. (LBP)	1460	16	68,000				
TN024-01	Re-Roof	1460	16	53,400				
TN024-01	Gutters & Downspouts	1460	16	10,600				
TN024-01	Stucco Finish	1460	16	16,000				
TN024-01	Paint Bricks	1460	16	16,000				
TN024-01	Exterior Doors & Hardware	1460	16	28,000				
TN024-01	Security Screen Doors	1460	16	8,000				
TN024-01	Shutters	1460	16	4,000				
TN024-01	Exterior Lighting	1460	16	4,000				
TN024-01	Meter Bases	1460	16	10,600				
TN024-01	Windows	1460	16	33,600				
TN024-06	Security Screen Doors	1460	80	20,000				
	<b>TOTAL PROGRAM</b>			<b>\$ 375,079</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report



Part I: Summary					
<b>PHA Name:</b> <b>Tulahoma Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P02450109</b> Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:2009</b>
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>03/31/2010</b>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	60,000	105,111.51	105,111.51	85,560.96
4	1410 Administration (may not exceed 10% of line 21)	15,500	20,758.37	20,758.37	17,008.37
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	40,000	42,975.96	42,975.96	36,305.95
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	13,703	113,902.62	113,902.62	102,226.18
10	1460 Dwelling Structures	246,025	90,287.00	90,287.00	83,244.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500	2,692.54	2,692.54	2,692.54
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities <sup>4</sup>	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization or Debt Service paid Via Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	<b>\$ 375,728</b>	<b>\$ 375,728</b>	<b>\$ 375,728</b>	<b>\$ 327,038.00</b>
21	Amount of line 20 Related to LBP Activities	3,000.00	3,000.00	3,000.00	3,000.00
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security – Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security – Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	4,900.00	4,900.00	4,900.00	4,900.00

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with fewer than 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

<b>Part I: Summary</b>				
<b>PHA Name:</b> Tullahoma Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P02450109</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2009 <b>FFY OF Grant Approval:</b> 2009
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>
				<b>Expended</b>
Signature of Executive Director _____		Signature of Public Housing Director _____		Date _____

Part II Supporting Pages								
PHA Name: Tulahoma Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02450109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-WIDE	Resident Services Coordinator	1408	Lump Sum	30,000	54,116.89	54,116.89	43,766.89	In Process
PHA-WIDE	Police Officer	1408	Lump Sum	30,000	50,994.62	50,994.62	41,794.07	In Process
PHA-WIDE	Advertisements	1410	Lump Sum	500	704.04	704.04	704.04	Complete
PHA-WIDE	Staff Time Spent on Modernization Program	1410	Lump Sum	15,000	20,054.33	20,054.33	16,304.33	In Process
PHA-WIDE	A&E Services, Utility Allowance Study, Environmental, LBP Testing & Monitoring, Physical Needs Assessment, Mod. Coordinator, etc.	1430	Lump Sum	40,000	42,975.96	42,975.96	36,305.95	In Process
PHA-WIDE	Drainage, Parking, Landscaping, (Walks \$39,111), Handrails, (Playground \$54,000), (Benches \$9,091.62), (Pavilion \$10,000), (Groundwater Permit/Silt Fence \$1,700), etc.	1450	Lump Sum	13,703	113,902.62	113,902.62	102,226.18	In Process
PHA-WIDE	Maintenance Tools & Equipment	1475	Lump Sum	500	0	0	0	Deleted
TN024-01	Fascia, Soffit, Siding & Porch Imp. (LBP)	1460	2 DU	96,025	11,459.00	11,459.00	11,459.00	In Process
TN024-01	Re-Roof	1460	2 DU	94,000	4,800.00	4,800.00	4,800.00	In Process
TN024-01	Gutters/Downspouts	1460	2 DU	0	0	0	0	In Process
TN024-01	Stucco Finish	1460	2 DU	26,000	1,500.00	1,500.00	1,500.00	In Process
TN024-01	Paint Bricks	1460	2 DU	0	1,500.00	1,500.00	1,500.00	In Process
TN024-01	Exterior Doors & Hardware	1460	2 DU	0	4,000.00	4,000.00	4,000.00	In Process
TN024-01	Security Screen Doors	1460	2 DU	0	1,600.00	1,600.00	1,600.00	In Process
TN024-01	Shutters	1460	2 DU	0	500.00	500.00	500.00	In Process
TN024-01	Exterior Lights	1460	2 DU	0	400.00	400.00	400.00	In Process
TN024-01	Meter Bases	1460	2 DU	18,000	18,500.00	18,500.00	18,500.00	Complete
TN024-01	Windows	1460	2 DU	0	4,900.00	4,900.00	4,900.00	In Process

Part II Supporting Pages								
PHA Name: Tulahoma Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02450109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TN024-02	Fascia, Soffit, Siding & Porch Imp. (LBP)	1460	18 DU	0	0	0	0	Deleted
TN024-02	Re-Roof	1460	18 DU	0	0	0	0	Deleted
TN024-02	Gutters/Downspouts	1460	18 DU	0	0	0	0	Deleted
TN024-02	Stucco Finish	1460	18 DU	0	0	0	0	Deleted
TN024-02	Paint Bricks	1460	18 DU	0	0	0	0	Deleted
TN024-02	Exterior Doors & Hardware	1460	18 DU	0	0	0	0	Deleted
TN024-02	Security Screen Doors	1460	18 DU	0	0	0	0	Deleted
TN024-02	Shutters	1460	18 DU	0	0	0	0	Deleted
TN024-02	Exterior Lights	1460	18 DU	0	0	0	0	Deleted
TN024-02	Meter Bases	1460	5 EA	12,000	15,000.00	15,000.00	15,000.00	Complete
TN024-02	Windows	1460	18 DU	0	0	0	0	Deleted
	<b>FROM 5-YEAR PLAN</b>							
PHA-WIDE	Interior Painting	1460	Lump Sum	0	11,938.00	11,938.00	4,895.00	In Process
PHA-WIDE	Misc. HVAC	1460	Lump Sum	0	14,190.00	14,190.00	14,190.00	Complete
PHA-WIDE	Office Equipment	1475	Lump Sum	0	2,692.54	2,692.54	2,692.54	Complete
	<b>TOTAL PROGRAM</b>			<b>\$ 375,728.00</b>	<b>\$ 375,728.00</b>	<b>\$ 375,728.00</b>	<b>\$ 327,038.00</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report



Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

**Capital Fund Program – Five Year Action Plan ATTACHMENT # TN024-A04**

EXPIRES 4/30/2011

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PART I: SUMMARY

PHA Name/Number <b>Tullahoma Housing Authority TN024</b>		Locality (City/County & State) <b>Tullahoma / Coffee Co., Tennessee</b>			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
Physical Improvements Subtotal	Annual Statement	225,079	278,829	315,079	290,079	
Management Improvements		30,000	30,000	30,000	30,000	
PHA-Wide Non-dwelling Structures and Equipment		60,000	21,250	0	10,000	
ADMINISTRATION		15,000	15,000	0	15,000	
Other		45,000	30,000	30,000	30,000	
Operations		0	0	0	0	
Demolition		0	0	0	0	
Development		0	0	0	0	
Capital Fund Financing – Debt Service		0	0	0	0	
Total CFP Funds		\$375,079	\$375,079	\$375,079	\$375,079	
Total Non-CFP Funds		0	0	0	0	
Grand Total		\$375,079	\$375,079	\$375,079	\$375,079	





**ATTACHMENT # TN024-A05**

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ability</b>	<b>Size</b>	<b>Location</b>
Income <= 30% of AMI		5	5	4	3	2	2
Income >30% but <=50% of AMI		5	5	4	5	2	3
Income >50% but <80% of AMI		4	4	5	4	2	4
Elderly		5	3	5	5	2	3
Families with Disabilities		5	5	4	4	2	4
WHT R/1		5	5	5	4	2	2
BLK R/2		5	5	5	4	2	2
HISP E/1		5	4	5	4	2	2
NON-HISP E/2		5	4	5	4	2	2

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: **Current 2010 Public/Assisted Housing & Sec 8 waiting lists.**

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	141		95
Extremely low income <=30% AMI	110	78	
Very low income (>30% but <=50% AMI)	26	18	
Low income (>50% but <80% AMI)	5	4	
Families with children	76	54	
Elderly families	10	7	
Families with Disabilities	21	15	
WHT R/1	119	84	
BLK R/2	22	16	
HISP E/1	0	0	
NON-HISP E/2	141	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	65	46	29
2 BR	46	33	35
3 BR	26	18	27
4 BR	4	3	4
5 BR	0	0	0

Housing Needs of Families on the Waiting List			
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b> NA			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	64		26
Extremely low income <=30% AMI	26		
Very low income (>30% but <=50% AMI)	35		
Low income (>50% but <80% AMI)	3		
Families with children	35		
Elderly families	15		
Families with Disabilities	7		
WHT R/1	52		
BLK R/2	12		
HISP E/1	2		
NON-HISP E/2	62		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			

**Housing Needs of Families on the Waiting List**

5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

**ATTACHMENT # TN024-A06**

**Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

Other: (list below)

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **ATTACHMENT # TN024-A07**

### **PART A BRIEF STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS**

Tulahoma Housing Authority consistently accomplishes its Mission by providing decent, safe, and sanitary housing for very low-income families while maintaining their rent payments at an affordable level. We promote fair housing and the opportunity for low and very low-income families of all ethnic backgrounds to live in an environment free from discrimination. We also actively promote economic self-sufficiency by providing numerous services and programs to our residents.

We are working towards our goal of reducing and maintaining vacancies to less than 2 percent; we are now averaging about 3 percent for the fiscal year. We are currently in a multi-year renovation program for our two oldest complexes, to improve the energy efficiency and aesthetic appeal of the apartments and make them a more desirable option for leasing. We have completed 82 out of 106 units, plus the community center and maintenance building. Resident participation has been solid over the past year.

Our Section 8 Voucher payment standards are at 100% of fair market rent, which increases opportunity under the Section 8 program. Our utilization is back up to one hundred percent and we should maintain this level through year-end.

The quality of life and economic vitality of our communities has improved due in large part to both the law enforcement activities, and educational activities provided. Since PHDEP funding has been eliminated, we anticipate a decline and possibly a reversal of this progress, unless other funding is provided. Adopting a local preference for working families has stimulated economic vitality along with a better mix of incomes within our complexes.

**PART B**  
**SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION**

In accordance with the Agency Plans Regulations, 24CFR Part 903, the PHA establishes the following basic criteria for a “substantial deviation” and “significant” amendment or modification.

The Tullahoma Housing Authority will consider a “substantial Deviation” to be a change in the Mission, Goals, and Objectives of the THA Plan that is duly determined by the Board of Commissioners and the Resident Advisory Board to be a deviation from the latest approved THA Plan. If the Board of Commissioners and the Resident Advisory Board consider the change(s) in the Mission, Goals and Objectives to be substantial, the Plan will be submitted to HUD for review.

In addition if there is a change in funding of greater than 20 percent of the Operating Budget and/or Capital Fund amount, this will be considered an amendment/modification to the Plan, along with emergency items, that are beyond the control of the Housing Authority. If the item/activity is included in the approved five-year action plan, it will not be considered a significant change although the item may exceed the 20 percent threshold; therefore not requiring HUD review or approval.



**ATTACHMENT #TN024-A09**

**Certification for  
a Drug-Free Workplace**

U.S. Department of Housing  
and Urban Development

OFFICE OF THE ASSISTANT SECRETARY FOR  
COMMUNITY DEVELOPMENT  
TELEPHONE: HOUSING AUTHORITY  
REGISTRATION AND LICENSING DIVISION  
PUBLIC HOUSING

In order to qualify for the basic level of certification under Sec. 205 of Title 24, the following conditions of agreement with the Department of Housing and Urban Development (HUD) regarding the Drug-Free Workplace:

- (1) The Drug-Free Workplace will be an employer with 15 or more employees.
- (2) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (3) The employer will provide a drug testing program to its employees.
- (4) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (5) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (6) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (7) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (8) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.

- (9) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (10) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (11) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (12) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (13) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (14) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (15) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (16) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (17) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (18) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (19) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.
- (20) The employer will ensure that the workplace is free of the use, possession, or distribution of controlled substances, or the use, possession, or distribution of such substances.

I, the undersigned, certify that the above information is true and correct, and that the employer is in compliance with the requirements of the Drug-Free Workplace Act of 1988, as amended, and the regulations thereunder.

DATE OF THE CERTIFICATION: 06/06/2010  
 TELEPHONE: TN 6777  
 OFFICE COUNTY

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 6/22/2010

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY DEVELOPMENT

ATTACHMENT #TN024-A10

OMU Approval No. 2577-0157 (Exp. 3/31/2012)

Certification of Payments to Influence Federal Transactions

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

ATTACHMENT #TN024-A10

As the agent for:

THE OKLAHOMA HOUSING AUTHORITY

From the activity involving Federal Civil Financing:

PUBLIC HOUSING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, or any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form 278, "Disclosure Form to Report Influence," in accordance with its instructions.

(3) The undersigned shall certify that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and all leases under leases, loans, and cooperative agreements) and that all subawards shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction prohibited by Section 1125, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

This declaration of the information stated herein, as well as the information provided in the supporting form herewith, is true and accurate.

Warning: Failure to provide this declaration and supporting information may result in contract termination and/or penalties.

(E.O. 12812-1001-1010-1011-3) U.S.C. 3729, 38.27

Name of Authorized Official

Title

JAMES H. ROCK

EXECUTIVE DIRECTOR

Signature

[Handwritten signature of James H. Rock]

Date of Signature

06/23/2010

Project File Number

Form HUD 3027 (Rev. 01-04-06) HHS 7470-3-7485.1 & 7485.2



## **ATTACHMENT TN024-A12**

### **RESIDENT ADVISORY BOARD & COMMENTS**

<b><u>NAME</u></b>	<b><u>POSITION</u></b>	<b><u>APARTMENT COMPLEX</u></b>
<b>Donnie Wilson</b>	<b>President</b>	<b>Cedar Lane Village</b>
<b>Roberta Ross</b>	<b>Vice-President</b>	<b>Whispering Oaks</b>
<b>Sandra McBride</b>	<b>Sec/Treasurer</b>	<b>Cedar Lane Village</b>
<b>Jean McCarver</b>	<b>Representative</b>	<b>Autumn Manor</b>
<b>Brenda Wilson*</b>	<b>Representative</b>	<b>Cedar Lane Village</b>
<b>Margaret White</b>	<b>Representative</b>	<b>Carver Homes</b>
<b>Sabrina Bluth</b>	<b>Representative</b>	<b>Dossett Homes</b>

#### **\* Resident Commissioner**

The Advisory Board met with the Executive Director on April 29, 2010, to discuss the Five-Year and Annual Plan and to prepare for the Public Hearing. During the meeting, Whispering Oaks residents, in attendance at the meeting, requested new screen doors like the ones being installed at Carver Homes. This was a reasonable request, based upon the age and condition of many of the storm doors at that location. Additionally, modernization and enlarging of the community center, at Whispering Oaks, was requested. Both of these items were added to the plan for the Public Hearing.

The Autumn Manor residents requested additional parking. This item was also added to the plan, for an A&E firm to be contracted with to verify the feasibility of expanding the parking at that site. Additional lighting was also requested for the Autumn Manor exterior. This item along with several other work order type requests were turned over to maintenance, to be completed with regular funds.

During the Public Hearing held on May 21, 2010, several other requests were made that were not included in the plan, Cedar Lane residents inquired about storage buildings, which are not feasible at that location, and new screen doors which at this time are not needed and therefore were left out of the current plan. Several Whispering Oaks residents inquired about a pavilion to be built. This item is included in the renovation of the community center at Whispering Oaks.

There were 17 residents and others and 7 staff members at the Public Hearing. The overall plan was well received with the changes previously mentioned.