

8.2	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. Attached
8.3	Capital Fund Financing Program (CFFP). <input 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. N/A
9.0	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. Attached

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.</p> <p>Oak Ridge Housing Authority (ORHA) employs effective maintenance and management policies to minimize the number of units off-line, reduce turnover time of vacancies, providing maximum number of units available to house those in need.</p> <ol style="list-style-type: none"> 1. Maximize the number of affordable units (Public Housing) available by employing effective maintenance and management policies to minimize the number of units off-line, reducing turnover time, and renovation time. 2. Maximize the number of affordable units(Section 8 Program) available by maintaining or increasing section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration, by effectively screening section 8 applicants to increase owner acceptance of program and applying for additional section 8 vouchers, should they become available. 3. Working preference is in place for public housing. 4. Carry out modifications needed based on Section 504 Needs Assessment which includes reasonable accommodation. 5. These strategies were influenced by: <ul style="list-style-type: none"> • Funding constraints • Staffing constraints
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. Attached</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition of "Substantial Deviation" and "Significant Amendment or Modification".</p> <p>The following are considered to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement Reserve funds under the Capital Fund. • Any change with regard to demolition or disposition, designation, homeownership programs or conversions activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p>

<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> <ul 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) Attached (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attached (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attached (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attached (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. Attached (g) Challenged Elements Attached (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attached (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attached
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5.2 Goals and Objectives

1. Public housing unit turnover has been reduced by over ten percent through refining the PHA's screening techniques designed to attract families better qualified for housing assistance. However, vacant unit turnaround time has increased. This is due to unit modernization that is better suited to unoccupied units and is being conducted during unit turnaround to minimize the impact on current residents.
2. Public housing management has been improved through both external and in-house training for all staff.
3. Customer satisfaction has improved through increasing resident-staff contact and working with outside agencies that provide services to low income families such as rental and energy related assistance.
4. Modernization is on-going. Through the careful use of capital and stimulus funds, public housing units have been upgraded by renovating kitchen, HVAC systems and doors with an emphasis on energy efficiency.
5. Policy changes and a closer working relationship with local government agencies, such as fire, police, and code enforcement personnel have greatly increased the safety and sense of well being of our residents.

SECTION 5.2 GOALS AND OBJECTIVES, ITEM E

Promote Self-Sufficiency and Asset Development of Assisted Households

Oak Ridge Housing Authority (ORHA) has met this goal with stride by graduating 26 families in the Family Self-Sufficiency Program (FSS) in the last five years. Many of these families no longer live in assisted housing and live independently from their own resources. In addition, ORHA has helped 16 families become first time homeowners. While some of these families obtained homeownership through the Section 8 Homeownership Program, others reached an income level that did not require any housing assistance and were able to purchase their homes independently. Through the Family Self-Sufficiency Program, ORHA has disbursed over \$25,000 in FSS Escrow to families graduating the program. In most cases, the escrow accounts were established by families who previously were unemployed when they first enrolled in the FSS Program but became employed at some point during their term in the program.

6.1 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

PUBLIC HOUSING

Eligibility

Eligibility for admission is verified at the time family is offered a unit.

The following non-income screening factors are used to establish eligibility for admission to public housing:

- Criminal or drug-related activity
- Rental history
- Credit

Waiting List

Oak Ridge Housing Authority (ORHA) has a community-wide waiting list. Interested persons may apply for admission at the main administrative office.

Admissions Preferences

ORHA plans not to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income.

The following preferences are used:

- Working families and those unable to work because of age or disability
- Displaced by Government Action
- Displaced HCV holders due to lack of funding
- Veterans

Occupancy

The following reference materials can be used to obtain information about the rules of occupancy of public housing:

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy

Deconcentration and Income Mixing

The Oak Ridge Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the ORHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The ORHA will strive to insure that no individual development has a concentration of higher or lower income families. The ORHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The ORHA will affirmatively market public housing to all eligible income groups. If necessary, the ORHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

SECTION 8

Eligibility

Eligibility for admission is verified within three months of being offered a unit. The following non-income screening factors are used to establish eligibility for admission to public housing:

- Criminal or drug-related activity only to the extent required by law or regulation

Waiting List

Interested persons may apply for admission at the PHA Main Administrative Office.

An extension is granted for the following: All disabled and justified non-disabled.

SECTION 8 (continued)

Admissions Preferences

ORHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to Section 8 Program to families at or below 30% of median area income.

The following preferences are used:

- Disabled Families
- Elderly Families
- Working Families
- Families displaced by government action
- Veterans

ORHA has instituted a higher local preference for families where the Head or Co-Head has been permanently laid off due to the lack of work.

Occupancy

The following reference materials can be used to obtain information about the rules of occupancy of the Section 8 Program:

- The Section 8 Administrative Plan
- PHA briefing seminars or written materials
- Through published notices

6.2 Financial Resources

The ORHA expects to expend approximately **\$1,950,000** in the year 2010 for operations, capital improvements and administrative costs.

6.3 Rent Determination

PUBLIC HOUSING

ORHA does not have minimum rents.

Ceiling Rents

The ORHA has ceiling rents

Rent Re-Determinations

If the family elected income-based rent, they must report any time there is a change within 10 days, income, family composition, etc.

Flat Rents

ORHA established flat rents by using:

- The Section 8 rent reasonableness study of comparable housing, adjusting for factors such as location, amenities, conditions, etc.

SECTION 8

Payment Standards

- At or above 90% but below 100% of FMR (due to funding cuts/affordability)
- Payment standards are reevaluated annually
- Assessment of the payment standards are based on funding cuts/affordability

ORHA employs discretionary policies for determining income-based rent by having a minimum rent of \$50.00.

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program.

PHA Policy:

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent. For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family who request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

PHA Policy:

For a family to qualify under this provision the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant- paid utilities.

(3) A death has occurred in the family.

PHA Policy:

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

6.4 Operation and Management

Organizational Chart attached

6.5 Grievance Procedures

The ORHA has revised its Grievance Procedure to comply with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

6.6 Designated Housing for Elderly and Disabled Families

The ORHA plans to maintain the current elderly/disabled designation that applies to a portion of their units. The ORHA has no plans to designate additional units at this time.

6.7 Community Service and Self-Sufficiency

The ORHA has developed a Community Service Program that is in compliance with HUD requirements.

The ORHA has adopted policy changes necessary to be in compliance with QHWRA and will update as information dictates.

6.8 Safety and Crime Prevention

The ORHA will work closely with the police in all communities to take care of any problem, as it arises.

6.9 Pet Policy

The ORHA has a policy related to tenant-owned pets. This policy permits all ORHA residents to own pets as mandated by the QHWRA through regulations published in the Federal Register on July 10, 2000 and is subject to compliance with specific requirements of ORHA's pet lease, which is available at the PHA Main Administrative Office.

6.10 Civil Rights Certification

HUD-50077 (Attached).

6.11 Fiscal Year Audit

The ORHA's most recent audit is on file at the HUD Field Office in Nashville, Tennessee and is available for review at the main housing authority office during normal business hours.

6.12 Asset Management

It is the goal of the ORHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible.

6.13 Violence Against Women Act (VAWA)

A Public Housing Agency (PHA), owner or landlord may not deny admission to an applicant (male or female) who has been a victim of domestic violence, dating violence or stalking if the applicant otherwise qualifies for assistance or admission.

To qualify for public housing, all applicants, including victims of domestic violence, dating violence or stalking, must, at a minimum:

- meet the local PHA's definition of "family";
- be income eligible;
- have a least one family member who is a U.S. Citizen or has eligible immigration status;
- pass criminal background screening;
- have no outstanding debt to the PHA; and
- meet all other local PHA screening criteria.

Reporting incidents of domestic violence, dating violence or stalking to law enforcement, victim's rights advocates, and the PHA may help preserve your housing rights. The PHA may not deny, remove or terminate assistance to a victim of domestic violence, dating violence or stalking based solely on such an incident or threat.

The PHA, may deny, remove, or terminate assistance to an individual perpetrator of such actions and continue to allow the victim or other household members to remain in the dwelling unit or receive housing assistance. This does not limit the authority of the PHA to terminate your assistance for other criminal activity or good cause.

6.13 Violence Against Women Act (Cont.)

In processing a request by a victim for continued assistance, the PHA may request that you certify that you are a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meet the requirements set forth in the VAWA. Such certification must include the name of the perpetrator. If you do not provide the requested information within 14 business days, your assistance may be terminated.

Any information provided pursuant to the Violence Against Women Act shall neither be entered into any shared database nor provided to any related entity, except to the extent that disclosure is requested or consented to by the individual in writing; required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence; or is otherwise required by applicable law.

It is in the best interest of any victim of domestic violence, dating violence or stalking to report the incident to the PHA and complete form HUD-50066 Certification of Domestic Violence, Dating Violence, or Stalking or provide approved documentation in lieu of the certification.

If you have any questions about the Violence Against Women Act, please contact the administration office at 482-1006.

A copy of this document will be explained to each household on move-in and maintained in the residents file as proof of notification.

Signature of Resident
Date

Signature of Witness

6.4 OPERATION & MANAGEMENT

NAME	POSITION
JAMES A. CARSON	EXECUTIVE DIRECTOR
EDWARD R. GITGOOD	MAINTENANCE MECHANIC
JOHN H. GREER	PUBLIC HOUSING MANAGER
TERESA J. FLYNN	SECTION 8 MANAGER
BETTY LAY	ASSISTED HOUSING SPECIALIST- PART-TIME
JAMES C. RATLIFF, JR	MAINTENANCE COORDINATOR
SAMANTHA W. ROYSTER	FINANCIAL OFFICER
MICHAEL W. SMITH	FSS COORDINATOR SSV
ROBERT WHITE	MAINTENANCE AIDE

9.0 Strategy for Addressing Housing Needs

The Oak Ridge Housing Authority (ORHA) continues to address the needs of the community to promote safe and affordable housing to those families with the greatest needs.

With the downturn in the economy in the past few years, the ORHA has revised its policies in order to better serve those families negatively affected by economic situations that are beyond their control.

The Public Housing Program, in addition to its local preferences for working and disabled families, has added additional local preferences for families that have been displaced by government action (through no fault of the family) and for families where a member is a Veteran. These local preferences were instituted in response to the deteriorating "temporary" housing stock constructed in the Oak Ridge area during WWII and the fact a large number of private affordable rental properties are now in foreclosure leaving displaced low income families with a greater need of affordable housing. The local preference for veterans is also in response to local economic conditions, where employment opportunities for returning veterans and their families are limited.

The Housing Choice Voucher Program, in addition to its preference for disabled and elderly families, has also expanded its local preferences to include working families, families that have been displaced by government action, and Veterans. The Housing Choice Voucher Program has also instituted a higher local preference for families where the Head or Co-Head has been permanently laid off due to the lack of work. This last preference is in response where several local businesses which have closed because of economic conditions and the resulting hardships faced by the affected families. The Housing Choice Voucher Program is also participating in the VASH program administered by the Veterans Administration.

The ORHA's FSS program will continue to be open for both residents of the Public Housing Program and for participants of the Housing Choice Voucher Program to provide the tools and incentives necessary where families can improve their financial situations to the point where they no longer need housing assistance.

The ORHA will continue to monitor the changing socio-economic needs of its community and will adjust its policies, as needed, to best serve those families with the greatest need.

10(a) Goals and Objectives

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 – 2009).

Goal: Apply for additional rental vouchers

Progress: We will continue to apply, however, funding cuts and the lack of funding for new vouchers has resulted in a reduction of families served. Received 35 vouchers under the HUD-VASH (HUD Veterans Affairs Supportive Housing Program).

Goal: Reduce public housing vacancies

Progress: Vacancy rate has stabilized.

Goal: Improve PHAS score

Progress: Our PHAS score was 96 in 2006 and improvements were made in the areas of maintenance, Capital Funds, and financial management.

Goal: Improve SEMAP score

Progress: Our SEMAP score was 100 in 2009.

Goal: Increase customer satisfaction

Progress: Suggestion boxes were installed in both administrative offices. We also developed a Neighborhood Watch requesting resident participation whenever possible, and our ongoing capital improvements include security upgrades.

Goal: Renovate or modernize Public Housing

Progress: We continue with systematic modernization of scattered sites, including roofs, kitchens, and prime doors.

Goal: Provide Voucher mobility

Progress: This is ongoing and is included in the Housing Choice Voucher Program Administrative Plan.

Goal: Conduct outreach to landlords

Progress: We continue with regular communications with the landlords associated with the HCV Program.

Goal: Increase voucher payment standard

Progress: 1 bedroom increased.

Goal: Continue public housing security improvements

Progress: We are currently installing individual security lighting at all of the 8 Public Housing sites and a Neighborhood Watch was established. ORHA currently houses one (1) police officer at Wade Lane and one (1) police officer at Van Hicks Lane.

Goal: Increase the number and percentage of employed persons in assisted families

Progress: Household income has increased.

Goal: Provide or attract supportive services to improve assistance and recipient's employability.

Progress: Financial fitness training/credit issues are provided for homeownership purposes in addition to referrals to community agencies and the assistance of the Program Coordinating Committee.

Goal: Provide and attract supportive services to increase independence for the elderly or families with disabilities

Progress: The ORHA works with two local organizations, Ridgeview Hospital and Emory Valley Center, to provide Voucher assistance in Group Homes.

Goal: Maintain affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability

Progress: The demographics of the resident population indicate a fair and equitable distribution by these criteria and we will continue with monitoring of applicants and the resident population.

Goal: Maintain affirmative measures to provide suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability

Progress: This is accomplished through effective use of Capital Funds, Housing Quality Standards and overall management.

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		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Oak Ridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P088-501-10 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Estimated Cost	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Obligated
1	Total non-CFF Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) ³	10,941.00	
3	1408 Management Improvements	64,500.00	
4	1410 Administration (may not exceed 10% of line 21)	1,000.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	6,500.00	
8	1440 Site Acquisition		
9	1450 Site Improvement	29,000.00	
10	1460 Dwelling Structures	27,000.00	
11	1465.1 Dwelling Equipment—Nonexpendable	30,500.00	
12	1470 Non-dwelling Structures	17,500.00	
13	1475 Non-dwelling Equipment	1,000.00	
14	1483 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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 CFF 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
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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Oak Ridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P088-501-10 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
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)	187,941.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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 James A. Carson		Date 06/21/2010	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 II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P088-501-10						
Development Number Name/PHA-Wide Activities		CFPP (Yes/ No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	LS	10,941.00				
	Financial Officer	1408	1 position	45,000.00				
	FSS Program	1408	LS	1,000.00				
	VISTA	1408	1 position	0.00				
	Resident Services	1408	LS	500.00				
	Training	1408	LS	8,000.00				
	Security	1408	LS	10,000.00				
	Advertising	1410	LS	1,000.00				
	A/E Services	1430	LS	3,000.00				
	Update Agency Plan	1430	LS	2,500.00				
	Environmental Review	1430	LS	1,000.00				
	Office Equipment	1475	LS	500.00				
	Maintenance Equipment	1475	LS	500.00				
	Site Work	1450	LS	12,000.00				
	Site Maintenance	1450	LS	17,000.00				
	Carbon monoxide/smoke detectors	1460	As needed	6,000.00				
	Exterior doors	1460	As needed	1,000.00				
	Appliances	1465.1	LS	5,000.00				
	Sub-Total			124,941.00				

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.

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/Number	Development Number and Name	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Oak Ridge/Anderson/Tennessee			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
			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	
B.	Physical Improvements Subtotal	Original Statement	41,000	99,000	99,000	99,000	99,000
C.	Management Improvements		64,500	64,500	64,500	64,500	64,500
D.	PHA-Wide Non-dwelling Structures and Equipment		59,000	1,000	1,000	1,000	1,000
E.	Administration		1,000	1,000	1,000	1,000	1,000
F.	Other		11,500	11,500	11,500	11,500	11,500
G.	Operations		12,719	12,719	12,719	12,719	12,719
H.	Demolition		0	0	0	0	0
I.	Development		0	0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0	0
K.	Total CFP Funds		189,719	189,719	189,719	189,719	189,719
L.	Total Non-CFP Funds		0	0	0	0	0
M.	Grand Total		189,719	189,719	189,719	189,719	189,719

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 (Continuation)

PHA Name/Number Oak Ridge HA TN-88		Locality (City/county & State) Oak Ridge/Anderson/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 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
		Annual Statement				
	PHA-WIDE		145,719.00	131,719.00	131,719.00	131,719.00
	TN88-001		33,000.00	30,000.00	33,000.00	0.00
	TN88-002		11,000.00	28,000.00	25,000.00	58,000.00
	CFP Funds Listed for 5-year planning		189,719.00	189,719.00	189,719.00	189,719.00

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 II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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	PHA-Wide			PHA-Wide		
	Site Work	LS	12,000.00	Site Work	LS	12,000.00
	Site Maintenance	LS	17,000.00	Site Maintenance	LS	17,000.00
	Exterior Doors	As Needed	1,000.00	Exterior Doors	As Needed	1,000.00
				Guttering/downspouts	As Needed	5,000.00
				Meter Bases	As Needed	5,000.00
				Water Heaters	As Needed	1,000.00
		Subtotal	30,000.00		Subtotal	41,000.00
	TN88-001			TN88-001		
	Update office: modify roofing, possible Solar application	LS	33,000.00	Exterior doors/back	LS	30,000.00
		Subtotal	33,000.00		Subtotal	30,000.00
	TN88-002			TN88-002		
	Guttering/downspouts	As Needed	5,000.00	Low-flow aerators	LS	4,000.00
	Meter Bases	As Needed	5,000.00	Low-flow showerheads	LS	24,000.00
	Water Heaters	As Needed	1,000.00			
		Subtotal	11,000.00		Subtotal	28,000.00
		Subtotal of Estimated Cost	\$74,000.00		Subtotal of Estimated Cost	\$99,000.00

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 II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year: 2010	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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	PHA-Wide			PHA-Wide		
	Site Work	LS	12,000.00	Site Work	LS	12,000.00
	Site Maintenance	LS	17,000.00	Site Maintenance	LS	17,000.00
	Exterior Doors	As Needed	1,000.00	Exterior Doors	As Needed	1,000.00
	Guttering/downspouts	As Needed	5,000.00	Guttering/downspouts	As Needed	5,000.00
	Meter Bases	As Needed	5,000.00	Meter Bases	As Needed	5,000.00
	Water Heaters	As Needed	1,000.00	Water Heaters	As Needed	1,000.00
		Subtotal	41,000.00		Subtotal	41,000.00
	TN88-001			TN88-001		
	Low-flow faucets	LS	8,000.00	No work this year		0.00
	Low-flow toilets	LS	15,000.00			
	Low-flow showerheads	LS	10,000.00			
		Subtotal	33,000.00		Subtotal	0.00
	TN88-002			TN88-002		
	Low-flow toilets	LS	25,000.00	Re-roofing	LS	58,000.00
		Subtotal	25,000.00		Subtotal	58,000.00
		Subtotal of Estimated Cost	\$99,000.00		Subtotal of Estimated Cost	\$99,000.00

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

PHA Name: Oak Ridge Housing Authority
Grant Type and Number: Capital Fund Program Grant No: TN37-P088-501-06
Replacement Housing Factor Grant No:

Federal
FY of
Grant:
2006

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) B
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	34,357.00	30,000.00	30,000.00	0
3	1408 Management Improvements	46,500.00	45,000.00	45,000.00	45,000.00
4	1410 Administration	2,000.00	30.25	30.25	30.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,500.00	3,500.00	3,500.00	3,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000.00	17,937.95	17,937.95	17,937.95
10	1460 Dwelling Structures	65,758.00	74,701.80	74,701.80	74,701.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000.00		5,000.00	4,757.51
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	171,115.00	176,170.00	176,170.00	145,927.51
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

James A. Carson, Executive Director _____ Date

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

Development Number Name/HA-Wide Activities		General Description of Major Work Categories		PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P088-501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		Status of Work
		Dev. Acct No.	Quantity	Original	Revised	Total Estimated Cost	Funds Obligated	Funds Expended	Total Actual Cost	
HA-Wide	Operations	1406	LS	34,357.00	30,000.00	30,000.00	30,000.00	0	45,000.00	completed
	Financial Officer	1408	1	45,000.00			45,000.00	0		
	FSS Program	1408	LS	1,000.00	0	0	0	0		
	Resident Services	1408	LS	500.00	0	0	0	0		
	Advertising	1410	LS	2,000.00	30.25	30.25	30.25	30.25		completed
	A/E Services	1430	LS	2,000.00	0	0	0	0		
	Update Agency Plan	1430	LS	2,500.00			2,500.00	2,500.00		completed
	Environmental Review	1430	LS	1,000.00			1,000.00	1,000.00		completed
	Office Equipment	1475	LS	2,500.00			2,500.00	2,500.00		
	Maintenance Equipment	1475	LS	2,500.00			2,500.00	2,257.51		
City-Wide	Replace exterior doors (As needed)	1460	LS	20,000.00	64,519.39	64,519.39	64,519.39	64,519.39		completed
TN88-002 (Honeysuckle Ln)	Storm doors	1460	32 units	15,758.00	10,182.41	10,182.41	10,182.41	10,182.41		completed
	HVAC	1460	32 units	30,000.00	0	0	0	0		
TN88-002	Landscaping/Site Work	1450	LS	12,000.00	17,937.95	17,937.95	17,937.95	17,937.95		completed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA Name: Oak Ridge Housing Authority					Grant Type and Number Capital Fund Program Grant No: TN37-PO88-501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: A) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report										
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		Obligated	Expended		
		Original	Revised							
1	Total non-CFP Funds									
2	1406 Operations	19,228	18,636.14			18,636.14		0		
3	1408 Management Improvements	46,500	45,000.00			45,000.00		45,000.00		
4	1410 Administration	3,000	895.57			895.57		895.57		
5	1411 Audit									
6	1415 Liquidated Damages									
7	1430 Fees and Costs	6,500	18,500.00			18,500.00		18,500.00		
8	1440 Site Acquisition									
9	1450 Site Improvement	43,500	40,291.63			40,291.63		35,405.87		
10	1460 Dwelling Structures	44,100	39,504.66			39,504.66		33,974.66		
11	1465.1 Dwelling Equipment—Nonexpendable	10,000				10,000.00		2,899.00		
12	1470 Nondwelling Structures	5,000				5,000.00		4.80		
13	1475 Nondwelling Equipment	2,500				2,500.00		2,000.00		
14	1485 Demolition									
15	1490 Replacement Reserve									
16	1492 Moving to Work Demonstration									
17	1495.1 Relocation Costs									
18	1499 Development Activities									
19	1501 Collateralization or Debt Service									
20	1502 Contingency									
21	Amount of Annual Grant: (sum of lines 2 – 20)	180,328				180,328.00		138,679.90		
22	Amount of line 21 Related to LBP Activities									
23	Amount of line 21 Related to Section 504 compliance									
24	Amount of line 21 Related to Security – Soft Costs									
25	Amount of Line 21 Related to Security – Hard Costs									
26	Amount of line 21 Related to Energy Conservation Measures									

James A. Carson, Executive Director

Date

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

PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO88-501-07 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		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	19,228	18,636.14	0
	Financial Officer	1408	1 position	45,000		
	FSS Program	1408	LS	1,000	45,000.00	45,000.00
	Resident Services	1408	LS	500	0	
	Advertising	1410	LS	3,000	895.57	895.57
	A/E Services	1430	LS	3,000	15,000.00	15,000.00
	Update Agency Plan	1430	LS	2,500	2,500.00	2,500.00
	Environmental Review	1430	LS	1,000	1,000.00	1,000.00
	Site Maintenance	1450	LS	28,500	28,500.00	28,606.00
	Replace exterior doors (as needed)	1460	LS	11,000	11,000.00	11,000.00
	Termite Treatment	1460	LS	100	17,856.00	17,856.00
	HVAC Maintenance	1460	LS	4,000	4,000.00	57.55
	Replace glass inserts	1460	LS	5,000	5,000.00	3,412.45
	Appliances	1465	LS	10,000	10,000.00	2,899.00
	Maintenance Equipment	1475	LS	500	500	0
	Office Equipment	1475	LS	2,000	2,000.00	2,000.00
TN88-002	Benches, picnic tables	1450	LS	5,000	5,000.00	8.24
Honeysuckle Ln.	Repair site drainage	1450	LS	10,000	6,791.63	6,791.63
	Storm Doors	1460	LS	20,000	0	
	Carbon monoxide sensors	1460	LS	4,000	1,648.66	1,648.66
	Replace exterior doors @ Comm Room	1470	LS	5,000	5,000.00	4.80

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	25,000	20,000.00	20,000.00	0	
3	1408 Management Improvements	45,000		45,000.00	22,406.63	
4	1410 Administration	1,500	481.97	481.97	481.97	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	3,500	0			
8	1440 Site Acquisition					
9	1450 Site Improvement	32,000	22,000.00	19,000.00	852.16	
10	1460 Dwelling Structures	31,330	52,848.03	35,848.03	16,045.33	
11	1465.1 Dwelling Equipment—Nonexpendable	38,000		0	0	
12	1470 Nondwelling Structures	8,000	7,000.00	7,000.00	21,010.71	
13	1475 Nondwelling Equipment	6,000	5,000.00	1,935.17	1,935.17	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	190,330		129,265.17	62,731.97	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

PHA Name: Oak Ridge Housing Authority

Grant Type and Number
Capital Fund Program Grant No: TN37-PO88-501-08
Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: A)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Federal FY of Grant: 2008

James A. Carson, Executive Director

Date

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

PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO88-501-08 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		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
HA- Wide	Operations	1406	LS	25,000	20,000.00	0
	Financial Officer	1408	1 position	45,000		22,406.63
	FSS Program	1408	LS	0		
	Resident Services	1408	LS	0		
	VISTA	1410	LS	0		
	Advertising	1410	LS	1,500	481.97	481.97
	A/E Services	1430	LS	0		
	Update Agency Plan	1430	LS	2,500		
	Environmental Review	1430	LS	1,000		
	Site Maintenance	1450	LS	17,000	7,000.00	0
	Site Work	1450	LS	12,000		852.16
	Sidewalk Repair	1450	LS	3,000		0
	HVAC Maintenance	1460	LS	4,000		0
	Re-roofing	1460	LS	11,330	32,848.03	15,786.98
	Replace meter bases	1460	LS	10,000		0
	Exterior painting	1460	LS	3,000		0
	Appliances	1465	LS	38,000		0
	Re-roofing	1470	LS	1,000	0	
	Maintenance Equipment	1475	LS	2,000		1,838.13
	Office Equipment	1475	LS	3,000		97.04
	Repair swings	1475	LS	1,000	0	

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

PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO88-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
TN88-001	New kitchen lights Porch extension at Joel Lane Community Room	1460 1470	50 units 1	3,000 3,500		3,000.00 3,500.00	258.35 21,010.71		
TN88-002 Honeysuckle Ln	New Shed Roof at Maintenance Area	1470	1	3,500		0	0		

Annual Statement/Performance and Evaluation Report		Grant Type and Number		Federal	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Capital Fund Program Grant No: TN37-PO88-501-09		FY of	
PHA Name: Oak Ridge Housing Authority		Replacement Housing Factor Grant No:		Grant:	
				2009	
<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: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	39,219		39,219.00	0
3	1408 Management Improvements	54,000		45,000.00	0
4	1410 Administration	2,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,500		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	75,000		75,000.00	0
11	1465.1 Dwelling Equipment--Nonexpendable	5,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	8,000		234.99	234.99
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	189,719		159,453.99	234.99
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

James A. Carson, Executive Director _____ Date

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

PHA Name: Oak Ridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO88-501-09 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	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	39,219		39,219.00	0	
	Financial Officer	1408	1	45,000		45,000.00	0	
	FSS Program	1408	LS	1,000		0	0	
	VISTA	1408	LS	0				
	Training	1408	LS	8,000		0	0	
	Advertising	1410	LS	2,000		0	0	
	A/E Services	1430	LS	3,000		0	0	
	Update Agency Plan	1430	LS	2,500		0	0	
	Environmental Review	1430	LS	1,000		0	0	
	Office Equipment	1475	LS	7,000		0	0	
	Maintenance Equipment	1475	LS	500		234.99	234.99	
	Resident Services	1475	LS	500		0	0	
	Appliances	1465	LS	5,000		0	0	
TN88-001	Re-roofing	1460	LS	37,500		37,500.00	0	
Van Hicks & Joel								
HA-Wide	Replace Exterior Doors (work item from CFP 2007)	1460	LS	37,500		37,500.00	0	

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		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: OAK RIDGE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: TN37SO8850109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no:A) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	230,920	235,190.37
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	10,000	5,729.63
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: OAK RIDGE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: TN37SO8850109 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no: A) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
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)	240,920	240,920
21	Amount of line 20 Related to LBP Activities		208,686.80
22	Amount of line 20 Related to Section 504 Activities		
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		Signature of Public Housing Director	
Date 3/31/2010		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.



Memo

Date: 0610/2010
To: James A. Carson
From: John H Greer, Public Housing Manager
RE: FIVE-YEAR AGENCY PLAN

The public hearing for ORHA's FIVE-YEAR AGENCY PLAN was held on Thursday June 10, 2010.

Proposed work items were discussed for the years 2010 through 2014.

Residents have suggested the following work be done:

- Install outside water spigots on the front of the units on Honeysuckle Lane (the replacement of existing water spigots is in the Capital Fund for 2010)
- Install benches (covered if possible) at the parking lots on Honeysuckle for residents waiting for transportation for ETHRA, Ridgeview, Cabs, etc. (benches for Honeysuckle Lane is in the Capital Fund for 2010).
- Replace the missing playground on ORHA's family sites.
- Replace the gutters on the front side of units on Honeysuckle Lane with gutters with more capacity and with gutter-helmets if possible (gutters and downspouts are in the Capital Fund for 2011 & 2012).
- Trim trees on the east end of Honeysuckle Lane between buildings.

Attached is the Notice to Tenants and sign-in sheet for the hearing.

John

A handwritten signature in black ink, appearing to read "JHG", is written over the name "John".



NOTICE

THE OAK RIDGE HOUSING AUTHORITY HAS UPDATED ITS FIVE YEAR AGENCY PLAN AS REQUIRED BY THE

QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

THE AGENCY PLAN OUTLINES THE OAK RIDGE HOUSING AUTHORITY'S PLAN TO MAKE CAPITAL IMPROVEMENTS TO ITS PROPERTIES OVER THE NEXT FIVE YEARS

AS A RESIDENT, YOU ARE INVITED TO REVIEW THIS PLAN AND TO MAKE COMMENTS AND SUGGESTIONS ON HOW WE CAN BETTER SERVE THE NEEDS OF OUR RESIDENTS

THIS MEETING WILL BE HELD ON

THURSDAY, JUNE 10, 2010 AT 12:00 PM

**AT THE HONEYSUCKLE
COMMUNITY ROOM LOCATED AT
76 HONEYSUCKLE LANE**

**PLEASE CALL THE OFFICE AT 482-1006 IF YOU HAVE ANY
QUESTIONS**

PUBLIC HEARING

**2010 FIVE-YEAR PLAN AND ANNUAL AGENCY PLAN
OAK RIDGE HOUSING AUTHORITY**

Thursday, June 10, 2010.

ATTENDANCE SHEET

	Name	Address
1.	<u>Cristi Swain</u>	<u>24 Honeysuckle</u>
2.	<u>Hazel Crossno</u>	<u>16 Honeysuckle</u>
3.	<u>LEANA BLANTON</u>	<u>42 Honeysuckle</u>
4.	<u>DeRhonda Marny</u>	<u>177 Wade Lane</u>
5.	<u>JOHN H. GREER</u>	<u>10 New Hicks Cr.</u>
6.	<u> </u>	<u> </u>
7.	<u> </u>	<u> </u>
8.	<u> </u>	<u> </u>
9.	<u> </u>	<u> </u>
10.	<u> </u>	<u> </u>
11.	<u> </u>	<u> </u>
12.	<u> </u>	<u> </u>
13.	<u> </u>	<u> </u>
14.	<u> </u>	<u> </u>
15.	<u> </u>	<u> </u>
16.	<u> </u>	<u> </u>

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning October 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Oak Ridge Housing Authority

TN088

PHA Name

PHA Number/HA Code

X
 _____ 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

_____ Annual PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Judy Osucha	Title Chairperson
Signature 	Date 06/03/2010

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Oak Ridge Housing Authority

TN088

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Judy Osucha
Title	Chairperson
Signature	
Date	06/03/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Oak Ridge Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

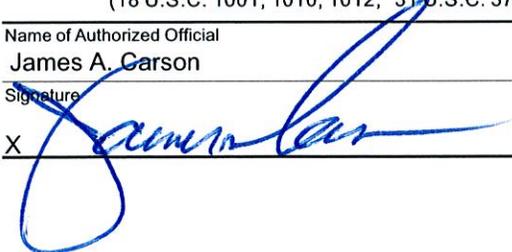
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official James A. Carson	Title Executive Director
Signature 	Date 06/03/2010

**OAK RIDGE HOUSING AUTHORITY
FY2010
AGENCY PLAN CERTIFICATIONS
ATTACHMENT TO HUD-50070**

PROJECT	STREET NAMES(S)	CITY	COUNTY	STATE	ZIP CODE
TN88-001	VAN HICKS LANE VAN HICKS PLACE JOEL LANE	OAK RIDGE	ANDERSON	TN	37830
TN88-002	APPLE LANE KNOLL LANE WADE LANE HONEYSUCKLE LANE LASALLE ROAD IRENE LANE	OAK RIDGE	ANDERSON	TN	37830

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Oak Ridge Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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, 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 the awarding of any Federal contract, the making of any Federal grant, 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, grant, 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, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients 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 imposed by Section 1352, 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.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James A. Carson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

06/03/2010

Previous edition is obsolete

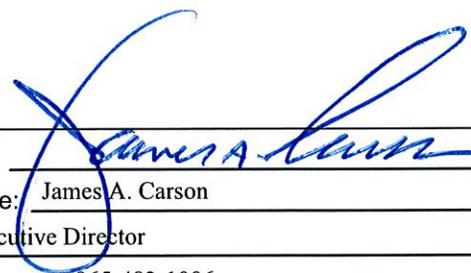
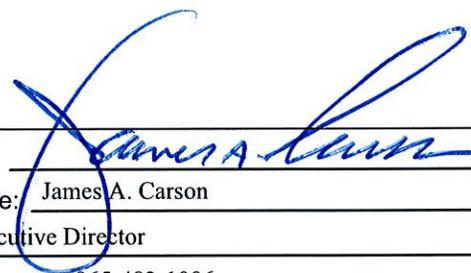
form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

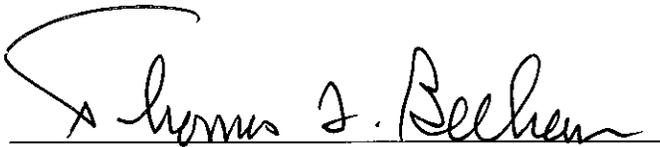
1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Oak Ridge Housing Authority 10 Van Hicks Lane Oak Ridge, TN 37830 Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <div style="text-align: center;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>James A. Carson</u> Title: <u>Executive Director</u> Telephone No.: <u>865-482-1006</u> Date: <u>06/03/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Thomas L Beehan the Mayor of the City of Oak Ridge certify that the Five Year and Annual PHA Plan of the Oak Ridge Housing Authority is consistent with the Consolidated Plan of City of Oak Ridge prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

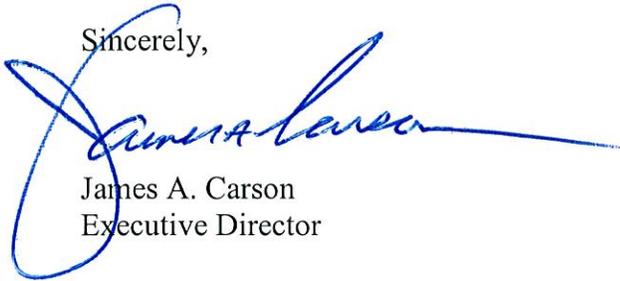


June 30, 2010

To Whom It May Concern:

There were no challenged elements to the five year and annual plan (2010-2014) for Oak Ridge Housing Authority.

Sincerely,



James A. Carson
Executive Director