

- Objective 2i: Attract at least 25 new property owners to the Housing Choice Voucher program each year.
- Objective 2j: Increase the percentage of vouchers leased in non-impacted census tracts from 59% to 70%
- Objective 2k: Conduct a Housing Choice Voucher program participant survey annually beginning in 2011
- Objective 2l: Apply for replacement vouchers that become available as owners opt-out of Section 8 project based assistance.

Goal #3: Improve community quality of life

- Objective 3a: Increase the number of Family Self-Sufficiency Voucher households to 150 and Public Housing households to 453.
- Objective 3b: Establish 3 new partnerships annually with agencies that promote aspects of family self-sufficiency (homeownership, budget management, career development, job training and readiness, etc.)
- Objective 3c: Working with new and existing partners, provide at least 4 sessions annually that focus on job training, job readiness, and employability.

6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

#1 Eligibility, Selection and Admission Policies

1. In Asset Management, all of the high-rise buildings will become smoke free in September 2012, following the lead of Parthenon Towers which began the transition last year.
2. In the Housing Choice Voucher program, the waiting list was reopened for the first time since 2008. The list was open for one week, with applications being submitted by internet, mail, or personal delivery. A lottery will determine the place of applicants on the waiting list. Applicants who have not been reached within 12 months will have their applications cancelled and a new open application period and lottery will determine the applicants for the next year.
3. Also in the Housing Choice Voucher program, the previous priority for persons continuously employed for the prior 6 months has been eliminated. A new priority for persons living in Davidson County at the time of their application has been established.

#2 Financial Resources

As this Plan is being drafted in the Spring of 2012, funding for public housing and for Housing Choice Vouchers has yet to be finalized. In public housing, HUD will be reducing our Operating Subsidy significantly (perhaps \$8 million) because of the size of our Operating Reserves. Housing Choice Vouchers will likely be fully funded but the administrative fees needed to manage the program will be reduced significantly. We do not anticipate any significant relief from this situation for our fiscal year starting October 1, 2012.

#11 Fiscal Year Audit

The audit for the fiscal year ended September 30, 2011 was issued on January 5, 2012. There was an unqualified opinion from the auditor. There were minor instances of non-compliance in the Housing Choice Voucher program regarding file documentation,

#13 Violence Against Women Act

In 2009, MDHA adopted substantive changes to its Admissions and Continued Occupancy Policy (ACOP) based on the Violence Against Women Act: (1) victims of domestic violence were made eligible for resident-requested transfers, (2) victims of domestic violence were given a priority for transfers between properties, and (3) victims of domestic violence are not subject to eviction based on actions of guests or other members of their household. Subsequently, recognizing the large percentage of police calls to MDHA properties having to do with domestic disturbances, MDHA developed a strategic plan for Intimate Partner Violence Prevention (see Attachment D).

6.0	<p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Annual Plan (2012) is available to the public at the main offices of MDHA (701 South Sixth Street), at the Rental Assistance Office (620 Dew Street) and at the management offices of each of the MDHA</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>HOPE VI:</u> MDHA completed the last of four HOPE VI programs during the Spring of 2009. Given the limited availability of HOPE VI and/or Choice Neighborhood appropriations at the time this Plan was being drafted, no specific HOPE VI or Choice Neighborhood application is currently planned. However, should Congress restore significant funding to these program, to the point where funding a HOPE VI or Choice Neighborhood program at one of our remaining large family developments would be financially feasible, MDHA would consider preparing an application. MDHA does not consider a decision to submit such an application to be a “significant amendment” to this Plan which would entail a public hearing and formal amendment other than those public meetings which might be involved in the preparation of the HOPE VI application itself.</p> <p><u>Demolition and/or Disposition:</u> As in several previous year, MDHA is still considering partial demolition at Cayce Place (AMP TN005000001). While specific plans have not been made, it is anticipated that approximately 200 of the 716 current residential units (or 28%) at Cayce Place might be demolished. The intent of the demolition would be to reduce density and to provide for additional green space and parking for the remaining residents in order to increase the desirability of this property and promote its longer-term viability. An application could be submitted in the Spring of 2013. Based on prior experience, we assume that HUD would take 4 to 6 months to review the application. Once approved, relocation of the affected residents would commence (allowing 90 to 120 days); demolition would then begin within 120 to 150 days after HUD approval of the demolition application. It is probable that MDHA would stage the relocation and demolition in phases in order to better facilitate the relocation of the affected residents and maximize their choice of replacement housing.</p> <p>In the absence of HOPE VI or Choice Neighborhood funding, MDHA may consider a phased revitalization program for Cayce Place using a variety of other funding sources, including Low Income Housing Tax Credits, Replacement Housing Factor funds, Operating Reserves, commercial lending, and local government support. If such a program is initiated, it is anticipated that over the course of all of the implementation phases, all of the current housing stock in Cayce Place would be demolished.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Possibly using Operating Reserves rather than t Capital Funds, MDHA intends to undertake the substantial renovation of Madison Towers; a VRV HVAC system had already been installed at this property under an Energy Performance Contract. The additional renovations will make this property comparable to Hadley Park, Parthenon, and the other high-rises. Also using Operating Reserves, MDHA will provide substantial renovations to approximately 40 units of Neighborhood Housing, selecting from the oldest units in the inventory (originally Projects 5-25 and 5-27). Anticipated additional funds from an amendment to the current Energy Performance Contract would supplement the work to be done on these units.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Since the submission of our last Five Year and Annual PHA Plans, MDHA has:</p> <ol style="list-style-type: none"> 1. Implemented on-line applications for the Housing Choice Voucher waiting list; 2. Maintained a High Performer status (93 out of 100 points) in the last completed PHAS scoring. In the most recent REAC inspections (January and February of 2012), 11 of our 14 AMPS scored 90 or more (including 3 99s and 2 98s), 2 scored 89, and one scored 78. 3. Maintained a SEMAP score of 97 4. Established smoking cessation programs and lease requirements at each of our high-rises. 5. Reduced the average response time for resident-generated work orders from six days to less than three. 6. Maintained a Housing Choice Voucher utilization rate of 99%. 7. Added 169 new property owners in the Voucher program (against a goal of 25). 8. Established 8 new partnerships with agencies that promote aspects of the family self-sufficiency program for Asset Management and 9 new partnerships for the Voucher program. 9. With new and existing partner agencies, conducted 6 workshop programs focused on job training, job readiness and employability. 10. Completed major renovation of 5 of our 7 high-rise buildings. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>MDHA has adopted the “safe harbor” working definition for significant amendments and substantial deviations/modifications to the Plan as they were contained in Notice PIH 99-51, The definition would include the following:</p> <ol style="list-style-type: none"> 1. Changes to rent or admissions policies or organization of the waiting list; 2. Additions of non-emergency work items (items not included in the current Annual Statement of Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>MDHA would not consider changes in program funding levels (differences between estimated grant amounts and actual allocations), decisions whether or not to apply for additional discretionary grants, or initiation of changes in administrative policies which would not go into effect until a subsequent Plan year to be substantial deviations or modifications. In addition, considering the prospect of significant reductions in funding for the Operating Fund and possibly for other housing activities (still uncertain as this is being drafted), any changes in operating policies and procedures needed to accommodate the reduced funding will not be considered a significant amendment or substantial deviation modification</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Part 1: Summary						
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No:TN43P005501-12 Replacement Housing Factor Grant No: Date of CFFP: _____ 3/12 _____			FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100				
3	1408 Management Improvements Soft Costs					
4	1410 Administration	650,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	400,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	400,000				
10	1460 Dwelling Structures	4,696,178				
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures	250,000				
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	120,000				
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,516,278				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Aection 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		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.

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

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P005501-12 Replacement Housing Factor Grant No:				Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	L.S.	100				
PHA-Wide	Administrative	1410	L.S.	650,000				
PHA-Wide	Fees & Costs	1430	L.S.	400,000				
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	120,000				
TN037P005020 AMP 7 Madison Towers	Site improvements, walks, exterior lighting, landscaping, parking & dumpster work.	1450	L.S.	400,000				
	Common area improvement up-grades to finishes, fire and security systems.	1470	L.S.	250,000				
	Partial Apartment Renovations including up-grades to interior finishes to units, kitchens, cabinets, finishes, fixtures, foors and flooring.	1460	L.S.	4,696,178				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	3-14		3-16		
TN037P005020 AMP 7 Madison Towers	3-14		3-16		

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: TN43R005501-12 Date of CFFP: <u>3/12</u>			FFY of Grant: <u>2012</u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	131,314			
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)	131,314			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2012
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
HOPE VI Properties AMP 4, 13 & 14	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005502-12 Date of CFFP: 3/12			FFY of Grant: 2012
					FFY of Grant Approval: 2012
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,066,945			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,066,945			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capial Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2012
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
Agency Wide	See Note		See Note		Holding to accumulate funds over several years to comply with 6-10 plan submitted.

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

Part 1: Summary						
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No:TN43P005501-11 Replacement Housing Factor Grant No: Date of CFFP: <u>6/11</u>			FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/12 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100	100			
3	1408 Management Improvements Soft Costs					
4	1410 Administration	749,000	749,000			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	400,000	400,000			
8	1440 Site Acquisition					
9	1450 Site Improvement	700,000	700,000			
10	1460 Dwelling Structures	5,493,087	5,493,087			
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	150,000	150,000			
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	7,492,187	7,492,187			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Aection 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		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.

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

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

Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P005501-11 Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	L.S.	100	100			
PHA-Wide	Administrative	1410	L.S.	749,000	749,000			
PHA-Wide	Fees & Costs	1430	L.S.	400,000	400,000			
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	150,000	150,000			
TN037P005001 AMP 1 Cayce Place	Roof replacement for 47 buildings	1460	L.S.	450,000	0			Moved work to 2010
TN037P005014 AMP 3 Gernert Studio Apartments	Cottage Apartment Renovations including up-grade mechanical units, kitchens, finishe, fixtures, windows and doors.	1460	L.S.	3,800,000	4,744,000			
	Site improvements, walks, exterior lighting, landscaping, parking & dumpster work.	1450	L.S.	700,000	700,000			
TN037P005020 AMP 7 Madison Towers	Partial Apartment Renovations including up-grades to interior finishes to units, kitchens, cabinets, finishes, fixtures, doors and flooring.	1460	L.S.	1,243,087	749,087			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-13		9-15		
TN037P005001 AMP 1 Cayce Place	9-13	8-11	9-15	12-11	Moved work to 2010 and completed.
TN037P005014 AMP 3 Gernert Studio	9-13		9-15		
TN037P005020 AMP 7 Madison Towers	9-13		9-15		

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005501-11 Date of CFFP: 6/11			FFY of Grant: 2011
					FFY of Grant Approval: 2011
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	146,391	146,391		
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)	146,391	146,391		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2011
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
HOPE VI Properties AMP 4, 13 & 14	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005502-11 Date of CFFP: 6/11			FFY of Grant: 2011
Type of Grant					FFY of Grant Approval: 2011
<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: 3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,272,182	1,272,182		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,272,182	1,272,182		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capial Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2011
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
Agency Wide	See Note		See Note		Holding to accumulate funds over several years to comply with 6-10 plan submitted.

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

Part 1: Summary						
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No:TN43P005501-10 Replacement Housing Factor Grant No: Date of CFFP: <u>6/10</u>			FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100	100	100		
3	1408 Management Improvements Soft Costs					
4	1410 Administration	854,606	854,606	854,606	854,606	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	300,000	339,879	339,879	339,879	
8	1440 Site Acquisition					
9	1450 Site Improvement	850,000	844,460	844,460	144,460	
10	1460 Dwelling Structures	6,441,354	6,407,015	6,392,320	1,911,398	
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	100,000	100,000	91,419	91,419	
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,546,060	8,546,060	8,522,784	3,341,762	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Aection 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		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.

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

U.S. Department of Housing and Urban Development
 Office of public and Indian Housing
Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P005501-10 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	L.S.	100	100	100		
PHA-Wide	Administrative	1410	L.S.	854,606	854,606	854,606	854,606	
PHA-Wide	Fees & Costs	1430	L.S.	300,000	339,879	339,879	339,879	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000	100,000	91,419	91,419	
TN037P005001 AMP 1 James Cayce	Roof Replacements	1460	47	0	418,418	418,418	243,474	
TN037P005002 AMP 2 J.C. Napier	Site improvements for Area Buildings Demolished	1450	L.S.	350,000	144,460	144,460	144,460	
TN037P005013 AMP 6 Edgefield Manor	107 Cottage Apartment Renovations including up-grade mechanical units, kitchens, finishe, fixtures, windows and doors.	1460	L.S.	5,032,242	5,791,592	5,776,897	1,501,300	
	Site improvements	1450	L.S.	500,000	700,000	700,000	0	
TN037P005014 AMP 3 Gernert Studio Apartments	Portion of Cottage Apartment Renovations including up-grade mechanical units, kitchens, finishe, fixtures, windows and doors.	1460	L.S.	1,409,112	0	0	0	Moved to 2011
TN037P005019 AMP 8 Hadley Park Towers	Continued Apartment Renovations	1460	L.S.	0	34,224	34,224	3,843	Moved portion form 2009 to close work.
TN037P005024 AMP 11 Vine Hill Towere	Continued Apartment Renovations	1460	L.S.	0	162,781	162,781	162,781	Moved portion form 2009 to close work.

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-12	9-11	9-14		
TN037P005001 AMP 1 Cayce Place	9-12	8-11	9-14	12-11	Moved from 2011
TN037P005002 AMP 2 J.C. Napier	9-12	3-11	9-14	9-11	
TN037P005013 AMP 6 Edgefield Manor	9-12	9-11	9-14		
TN037P005014 AMP 3 Gernert Studio Apartments	9-12		9-14		Moved all work to 2011
TN037P005019 AMP 8 Hadley Park Towers	9-11	3-10	9-13	6-12	
TN037P005024 AMP 11 Vine Hill Towere	9-11	12-10	9-13	6-12	

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005501-10 Date of CFFP: 6/10			FFY of Grant: 2010
Type of Grant					FFY of Grant Approval: 2010
<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:3-31-11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,204,877	1,204,877		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,204,877	1,204,877		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
HOPE VI Properties AMP 4, 13 & 14	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005502-10 Date of CFFP: 6/10			FFY of Grant: 2010
					FFY of Grant Approval: 2010
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	391,283	391,283		
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)	391,283	391,283		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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⁴ RHF funds shall be included here.

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

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

Part II: Supporting Pages								
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005502-10			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Develop or acquire multi-family building(s) to be "green", to provide such features as geothermal HVAC and other efficient energy systems.	1499	L.S.	391,283	391,283			Holding to accumulate funds over several years to comply with 6-10 plan submitted.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
Agency Wide	See Note		See Note		Holding to accumulate funds over several years to comply with 6-10 plan submitted.

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN0050001109R Replacement Housing Factor Grant No: Date of CFFP: 9/09			FFY of Grant: 2009
					FFY of Grant Approval: 2009
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:3-31-12 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration	256,863	256,863	256,863	256,863
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,048,343	3,048,343	3,048,343	3,048,343
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
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)	3,305,206	3,305,206	3,305,206	3,305,206
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-Wide	9-10	9-09	9-12	4-12	
TN037P005024 AMP 6 Madison Towers	9-10	8-10	9-12	4-12	

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005501-09 Date of CFFP: 6/09			FFY of Grant: 2009
Type of Grant					FFY of Grant Approval: 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: 3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,043,624	1,043,624		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,043,624	1,043,624		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 08/31/2014

Part II: Supporting Pages							
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: _____ CFFP (Yes/No):No Replacement Housing Factor Grant No: TN43R005501-09				Federal FY of Grant: 2014	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
HOPE VI Properties AMP 4, 13 & 14	Development of sitework and unit replacement for units lost to the HOPE VI demolition and re-development.	1499	L.S.	1,043,624	1,043,624		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

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

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005501-08 Date of CFFP: 6/09			FFY of Grant: 2008
Type of Grant					FFY of Grant Approval: 2008
<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: 3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,180,036	1,180,036	876,813	876,813
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,180,036	1,180,036	876,813	876,813
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
TN037P005043 John Henry Hale HOPE VI AMP 4	See Note		See Note		To follow approved plan submitted, because the annual grant involves funding from different 5-year increments, there will be different implementation dates applicable to these funds, as more fully described in the RHF plan for 07 & 08 First Increment

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

Part 1: Summary					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R005502-08 Date of CFFP: 6/09			FFY of Grant: 2008
Type of Grant					FFY of Grant Approval: 2008
<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: 3-31-12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	486,780	486,780		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	486,780	486,780		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Aection 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual	Original	Actual	
PHA-WIDE	See Note		See Note		A RHF Plan for the second increment funds is expected to be submitted for HUD approval in not later than 24 months.

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

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 08/31/2011

Part I: Summary

PHA Name Metropolitan Development and Housing Agency		Locality (Nashville Davidson County, Tennessee)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
	AMP 1	Annual Statement	1,300,000		1,400,000	1,300,000
	AMP 2					3,250,000
	AMP 3				650,000	
	AMP 4				300,000	
	AMP 5		400,000		600,000	
	AMP 6					
	AMP 7		1,200,000			
	AMP 8					300,000
	AMP 9				3,000,000	400,000
	AMP 10		1,650,000			2,450,000
B.	Physical Improvements Subtotal		4,550,000	4,550,000	4,550,000	4,550,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		700,000	700,000	700,000	700,000
F.	Other		350,000	350,000	350,000	350,000
G.	Operations		1,400,000	1,400,000	1,400,000	1,400,000
H.	Demolition					
I.	Development		600,000	600,000	600,000	600,000
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		7,600,000	7,600,000	7,600,000	7,600,000
L.	Total Non-CFP Funds					
M.	Grand Total		7,600,000	7,600,000	7,600,000	7,600,000

Capital Fund Program Five-Year Action Plan

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

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2012</u> FFY <u>2015</u>			Work Statement for Year <u>2012</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

**2012 Review of Agency Plan With
Public Housing Resident Advisory Board
Council of Presidents
Section 8 Resident Advisory Board**

MDHA Staff met to discuss the agency plan with these three groups on March 8, 2012. The meeting was held at Carleen Waller Manor.

Resident Affairs Board Members present were :Lorene Fenton (J Henry Hale), Miriam Smith, (Hadley Park president) and Bernette Brigham (Cheatham Place President).

Public Housing Presidents present were: William Thompson (Andrew Jackson), John Zirker (Cayce Place), Brenda Morrow (Edgehill Apartments), Doris Gillespie, (Edgefield Manor) Gladys Benson (Gernert Studio Apartments) Peach Whitfield (Parthenon Towers), Baron Harding (Vine Hill Towers), Miniimah Basheer (Carleen Waller Manor), Frances Daniels (Parkway Terrace), Emilo Hughes (J Henry Hale Apartments) and Laurine Pointer (Madison Towers).

Section 8 residents present were: Renee Gunn, Ebony Green, Geraldine Howse, Cheryl Reddick, Velvet Frazier, Laquesha Matthews and Deborah Jones.

MDHA Staff present were: Jim Thiltgen, Deputy Executive Director, Pat Clark, Director of Rental Assistance, Jerry Seay, Director of Asset Management, Connie Martin, Regional Property Manager, Ed Shewmaker, Modernization Coordinator representing the Construction Department, Joe Cain, Director for Development, Beverly Dixon, Section 8 Social Services Coordinator, Linda Dowell Section 8 Social Services Coordinator and Peaches Manning, Resident Association Coordinator

Jerry Seay coordinated the meeting. Residents were advised they would be given an opportunity to ask questions and make suggestions.

Responses to residents' questions may have been given by someone other than the topic presenter.

Executive Office

Mr. Thiltgen distributed copies and gave a summary of the overall plan. This is the second year of the 5 year plan. Topics discussed were the goals we met last year that are listed in Section 6.0. The no smoking policy for the high-rises was being done on a trial basis at Parthenon. Plans are in place to institute that policy at all of the high-rises effective September 1 of this year. Section 8 would be taking applications again hopefully next month. This will be done on a lottery basis. We want to avoid the situation that has occurred in other cities. HUD is recuperating eight million dollars from the agency and that will have an impact on how we do business. The Section 8 voucher program will receive full funding but only 75% of the administration fees needed to run the program. There is practically no more Hope 6 funding; therefore, the agency will not be doing that type of renovation. MDHA made revisions to the ACOP and lease to incorporate language from the Violence against Women Act. Those changes include

transferring victims of domestic violence. These transfers receive priority. MDHA received clean audits during the past year and once again was recognized as a high achiever according to HUD standards.

There were no questions for Mr. Thiltgen.

Rental Assistance (Section 8)

The Rental Assistance Department administers the Section Housing Choice Voucher Program. Applications have not been taken since December 2008. There is currently no waiting list. Priority is given to individuals or families that live in Davidson County where the head of household or spouse is elderly or disabled, and the homeless.

2011 was a year of change for the Section 8 Program; tight budgets and shortfalls in funding. Despite fewer federal dollars for the program, no rental assistance was terminated for any families. In 2011, 6,000 families were served. Of those served, 7,647 were adults, 7,649 were children, 2,300 were elderly/disabled and 2,100 were employed. There were 1,446 Landlords participating in our program.

Other programs that offer assistance include:

1. Section 8 Moderate Rehabilitation Single Room Occupancy Program designed to offer rental assistance for single homeless individuals. The locations are Mercury Courts Apartments, at 411 Murfreesboro Road and Fisk Courts, at 405 Fisk Street.
2. Shelter Plus Care program is a rental assistance program for homeless individuals that are staying in a shelter, on the streets or in a transitional housing (and come from a shelter or on the streets) AND at least one (1) adult member of the household has a diagnosis of one of the following:
 - A major mental illness
 - AIDS or AIDS related disease
 - Chronic substance abuse

AND

Have a case manager from Centerstone, Mental Health Coop, Nashville Cares, Park Center or Eckman/Freeman Associates. Each family must meet income guidelines.

3. HUD-VASH Program for homeless veterans is a partnership between VA, HUD, and MDHA. 230 homeless veterans can receive rental assistance. All referrals must come from the VA Medical Center.

The Rental Assistance Department offers a Family Self Sufficiency Program. It is designed to reach families where the head of household is not employed, and offer life skills training, and on-going case management to assist persons in getting enrolled in

GED and other educational programs as well as job training and placement, and homeownership. The program helps fund strategies to help families obtain employment that will lead to economic independence and self-sufficiency. Currently 120 active households receive services through FSS. During 2011, 18 obtained employment, 13 no longer receive welfare benefits, 7 no longer receive Section 8 rental assistance and 1 achieved home ownership.

The Section 8 Rental Assistance Department Strives For:

- **Improved customer service for residents and landlords.**
The website continues to provide technological enhancements to keep pace with the growth of the program. Rental assistance forms are available on-line; a more customer-focused telephone system was installed; landlords were given the option of completing the contract process by mail and self-certification of completion of repair was implemented, and direct deposit of rent and utility payments helped speed the delivery of subsidies while eliminating the problems associated with paper checks; and plans nearing completion of on-line application taking for new applicants.
- **Resident screening and training:**
Prior to initial certification, all new participants are screened for criminal history. In addition, all participants are made aware of their obligations upon certification. Each new participant is required to attend a briefing, where they receive an information packet and view a presentation developed by MDHA that explains their obligations in detail.
- **Two new positions were created:**
 - Quality Control/Training Specialist position was created in an effort to establish consistency in how file reviews were conducted to identify areas of weakness and develop training.
 - Program Integrity Specialist position was created to establish consistency on how to handle fraud, terminations and collections. In 2011, we identified nearly 1 million dollars in excess HAPS due to tenant fraud.

Q Jon Zirker Who makes the referrals to Shelter Plus Care?

A A case manager from Centerstone, Mental Health Coop, Nashville Cares, Park Center or Eckman/Freeman Associates. Each family must meet income guidelines.

Q. John Zirker Where can we get the web address for online applications?

A www.nashville-mdha.org We will advertise when ready to start taking applications

Comment Beverly Dixon. VASH participants should consider the family self-sufficiency program.

Development

The Development Department administers urban and community development programs. Urban development projects focus on the redevelopment and revitalization of the city's urban areas, mostly in and around downtown. An example of an urban development project is the redevelopment of Rolling Mill Hill. Over the years, MDHA has been working to turn the former site of the Metro General Hospital and Metro's vehicle maintenance facility into a mixed-use, mixed income neighborhood. Among the activities that have occurred to date are the installation of new sidewalks and a greenway to connect the neighborhood to downtown and the rehabilitation of existing historic buildings and the construction of new buildings, which provide a range of housing opportunities.

Community development programs funded through HUD are developed through the public input process and are described in the Agency's 2010-2015 Consolidated Plan. These programs include the Summer Youth Program, affordable housing programs, job training programs, and neighborhood improvement programs. Because of significant reductions of federal funding, MDHA will begin the process of undertaking a new five year plan that will align the needs of the community with the funding sources and take into account the effects of the 2010 flood and its impact on neighborhoods.

Federal budget cuts resulted in a 30% reduction in the development staff. Because of the recession in the economy overall development has been down but things are now starting to pick up.

Q Bernette Brigham Can you elaborate on some of the activities for youth?

A MDHA does not run the programs. Currently in the process of taking applications from organizations that will administer the programs. A committee will evaluate the applications and the programs can change from year to year.

Q Bernette Brigham Will there be any jobs for the children?

A Some of the programs may need to hire someone and there could be an opportunity for employment.

Q John Zirker Are the new condos downtown MDHA?

A MDHA administers 7 redevelopment districts that include the downtown area. Oversees the permitting process and review the plans

Q John Zirker Does MDHA contract this work?

A No

Q Emilio Hughes Is there a way to get information on summer programs?

A The information will be given to Peaches to distribute to everyone.

Q Ebony Green How will Section 8 participants get the information?

A It will be given to Pat Clark and she will distribute.

Q John Zirker What is being done to help more people get affordable housing?

A For most of the construction you see going up MDHA does not have any dollars invested. When MDHA does have dollars invested an affordable housing requirement is put in place.

Q Brenda Morrow Where does the money come from that Development administers?

A Community Development Block Grants, HOME Funds, Emergency Shelter Grants now called Emergency Solutions Grants, HOPWA Funds

Q Brenda Morrow Is HOME Funds like CHODOS?

A Yes

Comment Brenda Morrow Her CDC organization has a meeting with Mr. Cain. They will be asking for money to develop properties and build mixed use units.

Mr. Cain received a nice ovation for his presentation.

Construction

Public Housing Improvements

MDHA has drafted and is preparing to submit to HUD its PHA Plan for the fiscal year starting October 2012. In doing so the Agency has complete major property renovations at the Parthenon Towers, Edgefield Manor High Rise Apartment Units and completing work at Hadley Park Tower. The total numbers of apartment renovations represent 561 apartments.

The Agency has started major renovation work at its Edgefield Manor Cottages and has the I.W. Gernert Cottages under design and expects to receive bids for the work at start of summer 2012. The work for the Edgefield Manor Cottages property work is scheduled to be completed by fall of 2013 and the I.W Gernert Cottage work is scheduled to be completed late December 2013 of early spring 2014. Once the work is completed on these two properties it will reflect that 179 apartments have completely been renovated. The apartment renovations on these facilities consist of exterior site work improvements, complete interior apartment renovations consisting of new kitchens, cabinets, interior finishes, plumbing fixtures and new mechanical high efficiency heating and air-conditioning VRF mechanical units.

This year's draft reflects a continued effort to improve our High Rise Properties as has been previously stated in past year drafts and maintaining consistent planning with the Agency Five Year Plan. In doing so the major expenditures of funds is targeted to improve the Madison Towers Property. This work represents an additional 210

apartments the Agency is proposing to completely renovate. These renovations will include new interior finishes, new apartment fixtures, new cabinets and minor common area and exterior work. MDHA plans to utilize Capital Funds and possibly other funding sources if the funding sources become available. It is anticipated that the work at Madison Towers will take approximately three years to complete once all the funding is acquired for the property. The reason for the length of time is due to total funding is not available for all of the Madison Towers work and that will have to be funded through multiple funding years to accumulate enough funding to get the work accomplished. This work is quite extensive and will require good coordination with the residents that will need to be relocated. It is the Agency intention to get the work done as quickly as possible with as little inconvenience to our residents as possible, however before any work is authorized funding must be in place to assure completion.

This year's plan continues to follow the Agency five year plans to improve the High Rise properties that have not had any major renovation improvements. It is the Agency intention to continue improving our properties to provide affordable housing opportunities in a safe environment for all our residents and in doing so improve the appearance and livability of our properties for our residents

Q Laurine Pointer What renovations are going to be done at Madison Towers?

A Air conditioning has already been put in . We plan to completely renovate the interiors to make them look similar to the other high-rises we have completed.

Q John Zirker Is MDHA looking at a something to improve the efficiency of the heating and air conditioning systems?

A Yes We are using VRV systems, Geothermal and VRF

Q Brenda Morrow How does geothermal differ from adding an element to the current systems so we can have air and heat?

A It is not cost effective. It is better to put in a new system

Comment Brenda Morrow MDHA should make energy efficiency a priority in our future plans

Comment Bernadette Brigham We would like to have new screen doors at Cheatham Place

Q Miniimah Basheer What is going to be done for Carleen Waller?

A Waller is in the five year plan. We are trying to work that in with Madison Towers

Comment John Thompson MDHA needs to get a system to eliminate exterior air conditioners at Andrew Jackson

Comment John Thompson Thanks for reestablishing the MDHA calendar for residents

Asset Management

Because of the ongoing budget concerns Asset Management will be looking at advancing technology in the offices. Some things being explored are kiosks in each office for taking applications, taking rent payments online and making online applications. We will have to streamline our processes in order to get our services at the current level. We have been successful in reducing our time to complete work orders. By changing our application process we have reduced a lot of unnecessary calls from the applicants, having to re-verify information etc.

We have put together a consortium with Vanderbilt, Mental Health Coop, United Neighborhood Health Care and Matthew Walker to address the no smoking policy that will go into effect in September. There will be a variety of services available to assist residents in this effort. There will be classes, literature and other non-smoking aids available. An example of why this is so important is just last month in Madison Towers there was an explosion due to someone smoking that was on oxygen. If this person had been in the non-smoking class perhaps this accident could have been prevented.

The bus will not be repaired and we will not purchase another one. The expense is just too great. The associations can lease a bus when they need to travel.

The new resident association travel policy was distributed. (see attached) It created a lot of intense discussion. The residents were not happy and expressed their plans to seek a challenge to the policy. They were reminded that it has often been suggested to them to have fund raisers so they can have funds that were not under the governance of MDHA. They were also reminded that there is a growing anti-public housing mood in this country and the associations do not need adverse scrutiny brought on them as a result of their travel.

Q. Brenda Morrow Why can only seven officers travel out of state at one time?

A To reduce exposure.

Q Brenda Morrow It is our money and HUD says we can use it for workshops and travel and what if the group of seven does not come back share?

A HUD says you can use the money based on an agreement between MDHA and the association. The expectation is that the seven that go will come back and share with the rest of the association. In fact they should put on a mini workshop.

Q Brenda Morrow Who decided that only seven can go?

A I did

Q John Zirker So the decision to limit to seven wasn't done by a committee or by HUD?

A No HUD does not make those decisions.

Comment John Zirker Agree that the resident association should be able to put on its own workshop.

Q Emilio Hughes Where do we get the policy on having a fundraiser?

A Get with Peaches or with your manager

Comment John Thompson The managers can't tell us how to spend the money.

Response They are to watch the funds and they can tell you what you cannot spend the money on.

Comment Byron Harding If only seven officers go to a workshop and there are 14 different sessions then there is going to be some information missed.

Response Good point. You need to decide before hand what will be the most important sessions to attend.

Q Bernette Brigham If we use the unrestricted money as a fundraiser do you have to put it back?

A You can but if you don't it is gone just as if you bought something and gave it away. The money you raise at the fundraiser is unrestricted also.

Q Doris Gillispie Can the shelter for the non-smokers be enclosed to keep them from being exposed to the weather?

A No. The idea is not to be smoking in an enclosed area.

Q John Zirker What does annually mean in the new policy?

A Once a year

Q John Thompson What policy allows MDHA to determine whom the resident association can do business with?

A Any vendor that violates our policy can be banned from doing business with us. They can be banned for a period of time and some are barred forever.

Attachment D
Metropolitan Development and Housing Agency (MDHA)
Strategic Plan
Intimate Partner Violence Prevention (**IPVP**) 2012

Overview

Domestic violence and abuse is behavior used by one person in a relationship to control the other. The abuse may be physical, sexual, verbal, economic, or psychological. Anyone can be a victim regardless of age, race, sex, ethnicity, religion and socio-economic status. However persons in lower socio-economic status (below \$25,000) are three times more likely to become victims. This behavior occurs in both heterosexual and same sex relationships. Definition, perception, awareness and documentation of domestic violence incidents vary depending on the country, regions within the country, cultures, laws, resources, etc. For example, we have documentation of cases in Nashville Tennessee where an argument between a parent and a child about going to school was considered a domestic violence case. There was no physical contact and no indication of any verbal or psychological abuse. Reluctance on the part of victims to report domestic violence also plays a part in getting an accurate picture on the actual magnitude of the problem.

For these reasons and because of staff limitations, the MDHA plan will focus on the physical violence that occurs in an intimate relationship such as marriage, dating, friends, or cohabitation. It can also be sexual in nature. This type of violence is called **Intimate Partner Violence (IPV)**. Persons committing these physical acts are sometimes referred to as batterers.

According to the Centers for Disease Control, domestic violence is a serious, preventable public health problem affecting more than 25 million American women. The Domestic Violence Resource Center reports that 85% of the victims of **IPV** are women and 15% are men. According to the National Coalition Against Domestic Violence almost one-third of female homicide victims that are reported in police records are killed by an intimate partner. Sexual assault or forced sex occurs in 40-45% of battering relationships. In 70-80% of intimate partner homicides, no matter which partner was killed, the man physically abused the woman before the murder. The cost of intimate partner violence exceeds \$5.8 billion annually. \$4.1 billion of that is for direct medical and mental health services.

Data from the Tennessee Bureau of Investigation shows domestic violence made up 51.4% of all Crimes Against Persons. There were over 85,000 total domestic assault victims for the year. The data was not broken down to reflect **IPV**. In Davidson County the number of all domestic violence cases was over 12,300. According to data from the MNPDP, the total for MDHA in 2010 was approximately 853. (See attachment 1). Of that number approximately 393 were **IPV** cases. (See attachment 2)

MDHA has partnered with the Metropolitan Nashville Police Department (MNPDP) Domestic Violence Division to address domestic violence in MDHA. The goal is to reduce the **IPV** number by 10% in 2012. MDHA already has a great working relationship with the MNPDP. The MNPDP

has granted direct access to Computer Aided Dispatch and Record Management System (ARMS) which allows MDHA to pull the crime data on the properties. MNPDP runs NCIC- National Crime Information Center checks MDHA. MDHA pays for a MNPDP Task Force to patrol its properties in a crime fighting effort. This partnership has proven to be most beneficial to MDHA. This initiative on domestic violence will further the working relationship and help MDHA to continue to enhance the living conditions of residents.

Schedule

Goal: Reduce Intimate Partner Violence (**IPV**) in MDHA for 2012-2013 by 10 %

Objectives: Victim Safety, Batterer Accountability and Increased Domestic Violence Awareness

Critical Success Factors: Commitment, accountability and collaboration with local, state and regional initiatives.

Objective 1 Victims Safety

Task 1: Identify Victims

Responsible Parties MNPDP, MDHA Security Coordinator, Property Managers and Social Services Coordinators

Task 2: Relocate Victims on Request

Responsible Parties Property Managers and Regional Property Manager

Task 3: Identify Batterers

Responsible Parties Property Managers and Security Coordinator

Objective 2 Batterer Accountability

Task 1: Post names of batterers to no trespassing list

Responsible Parties Security Coordinator

Task 2: Seek aggressive prosecution of batterers from local District Attorney Office

Responsible Parties MDHA Attorney

Task 3: Require domestic violence training of batterers before removal from the no trespassing list.

Responsible Parties Security Coordinator

Objective 3: Resident Education

Task 1: Schedule domestic violence awareness events (See attachment 3)

Responsible Parties Carmen Moore-Minor

Task 2: Schedule and conduct domestic violence awareness classes (See attachment 4)

Responsible Parties Security Coordinator, Captain Kay Lokey MNPd, Detective C.E. Thompson MNPd, Kim Page MNPd and Regional Property Manager

Task 3: Refer to domestic violence class, suspected or documented cases or persons considered at risk of **IPV**

Responsible Parties Security Coordinator, Property Managers and Social Services Coordinators

Task 4: Distribute literature in conjunction with the National Domestic Violence Awareness Month

Responsible Parties Carmen Moore-Minor

Objective 4 Staff Training

Task 1 : Schedule annual training on domestic violence awareness for appropriate staff

Responsible Parties Regional Property Manager

Summary

Approved applicants will be required to attend a domestic violence awareness class (dvac) jointly conducted by the MNPd and MDHA. A variety of domestic violence awareness events will be scheduled for current residents in order to heighten awareness and empower victims to take action. MDHA security will review police reports and alert managers of incidents of **IPV**. Security will also be meeting with the MNPd to request more detailed information gets put on the reports. The managers will conduct interviews and make referrals to the dvac when appropriate. They will refer names of suspected batterers to security and MNPd. MDHA social services staff, working with the managers, will also make referrals to the dvac when they are aware of or suspect cases of **IPV**. The MDHA legal office will meet with the local District Attorney's office in an effort to get them to be more aggressive and diligent in prosecuting these cases. Offenders that are found guilty will be put on the MDHA no trespassing list until such time they complete a mandatory training class and are deemed to no longer be a threat to

