

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2006
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Elizabethton Housing and Development Agency, Inc.

PHA Number: TN076

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2006
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is to provide drug free, decent, safe and sanitary housing for families and to provide opportunities, promote self-sufficiency and economic independence for our residents.

We plan to achieve our missions by respecting our residents and providing better service through highly trained, effective and efficient employees. We plan to jointly solve problems with our residents, community and government officials. We will apply all of our available resources to provide the best possible services to our public housing community. We continue to treat our residents with dignity and respect.

B. Goals

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

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - X Reduce public housing vacancies: From 10 to less than 5 monthly.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- X PHA Goal: Improve the quality of assisted housing

Objectives:

- X Improve public housing management: (PHAS score) A minimum of 90% on the Physical Inspection.
- X Improve voucher management: (SEMAP score)
- X Increase customer satisfaction: Responding to every request and providing ample meeting dates; new move-in visits and visit those that have not paid their rent.
- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Coffee/donuts with the Executive Director.
- X Renovate or modernize public housing units: CFP work items.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- X PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords: Brochures, owner packets, and newspaper advertisements.
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Deconcentration policy.
- X Implement public housing security improvements: PHDEP-landscaping; pager for after hour emergencies.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- X Increase the number and percentage of employed persons in assisted families: Grounds maintenance and maintenance positions; provide information on job opportunities.
- X Provide or attract supportive services to improve assistance recipients' employability: Computer training lab; Resident Service Manager's workshop videos.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2002**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Our goals and objectives are outlined in the Five Year Plan, the ACOP and the Section 8 Administration Plan. All were developed to comply with HUD guidelines, rules, regulations and Federal law. Our basic goals and objectives are:

- 1) To increase the availability of decent, safe and affordable housing in Elizabethton, Tennessee.**
- 2) The EHDA will ensure equal opportunity for housing for all Americans.**
- 3) The EHDA will promote self sufficiency and asset development for families and individuals.**
- 4) The EHDA will take steps to help improve the quality of life and economic development in our community.**

The EHDA plans to achieve our plan goals by maintaining our existing programs and establishing new programs. We do not anticipate deviating from the Five Year Plan and hope to chart the progress in the seeking of these goals and objectives.

Progress made - Increased the Physical Inspection Score; decreased vacancy rate. Strengthened management functions by visiting new move-ins and visiting those residents that have not paid their rent to help them avoid lease termination.

This plan is written after the consultation and guidance issued by HUD, residents of the public housing community and the approval of the EHDA Board of Commissioners.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X a. Admissions Policy for Deconcentration
- X h. FY 2002 Capital Fund Program Annual Statement

- X b. Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

Xd.PHA Management Organizational Chart

Xh.FY 2002 Capital Fund Program 5 Year Action Plan

Xc. Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

X Other (List below, providing each attachment name)

e. Progress of Missions and Goals

f. Substantial Deviation

g. Resident Member and Resident Advisory Board (RAB)

h. Capital Fund Program TN37P07650102

i. Voluntary Conversion

j. P&E Report Comprehensive Grant Program TN37P07670799

k. P&E Report Capital Fund Program TN37P07650100

l. P&E Report Capital Fund Program TN37P07650101

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	621	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income >30% but <=50% of AMI	127	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	8	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	43	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	186	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 1/2	743	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 2/2	18	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 3/2	0	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 4/2	2	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information) 4/1/00 – 3/31/01 Public Housing Waiting and Section 8 Waiting Lists

NOTE FOR RACIAL/ETHNIC DATA:

1/2 = white, non-Hispanic

2/2 = black, non-Hispanic

3/2 = American Indian, non-Hispanic

4/2 = Asian, non-Hispanic

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	395		128
Extremely low income <=30% AMI	334	85%	
Very low income (>30% but <=50% AMI)	52	13%	
Low income (>50% but <80% AMI)	8	2%	
Families with children	210	53%	
Elderly families	29	7%	
Families with Disabilities	100	25%	
Race/ethnicity 1/2	383	97%	
Race/ethnicity 2/2	11	3%	
Race/ethnicity 3/2	0	0	
Race/ethnicity 4/2	1	.00333%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
0/1BR	156	40%	48
2 BR	123	31%	33
3 BR	100	25%	41
4 BR	14	3%	5
5 BR	2	1%	1
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	368		109
Extremely low income <=30% AMI	287	77%	
Very low income (>30% but <=50% AMI)	75	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	230	62%	
Elderly families	14	3%	
Families with Disabilities	86	23%	
Race/ethnicity 1/2	360	97%	
Race/ethnicity 2/2	7	1%	
Race/ethnicity 3/2	0	0	
Race/ethnicity 4/2	1	1%	

Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	588,700.00	
b) Public Housing Capital Fund	575,894.00	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	695,369.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	80,095.00	
g) Resident Opportunity and Self-Sufficiency Grants	-	
h) Community Development Block Grant	-	
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 50100	564,420.00	Capital Improvements, safety/security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	473,321.00	PH Operations, capital improvements, safety/security
4. Other income (list below)		
Sales/service, court costs, late fees	20,037.00	PH Operations
4. Non-federal sources (list below)		
Total resources	2,997,836.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
- X When families are within a certain time of being offered a unit: (At the time of apartment offer)
- X Other: (describe) Initially, at the time of application for admission.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- X Other (describe) credit history if the applicant has no rental history.
- c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. X Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. X Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) We offer to elderly applicants before single applicants.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) We offer to elderly applicants before single.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing *See Attachment 'A'*

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

When housing market has limited available units or tenant has trouble finding a unit that will pass HQS and to provide reasonable accommodation for a household to find handicap accessible housing.

(4) Admissions Preferences

- a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

Related agencies such as DHS, Red Cross, and Health Department.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Because of : 1) the family lost eligibility or is awaiting an eligibility determination for a Federal, State or local assistance program, 2) the family would be evicted as a result of the imposition of the minimum rent, 3) the income of the family has decreased, and, 4) a death in the family.

c. Rents set at less than 30% than adjusted income

1. Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- X For the earned income of a previously unemployed household member
- X For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
 - Yes for all developments
 - Yes but only for some developments
 - X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- X Other (list below)
Within ten (10) days of the change.

g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

- X Other (list/describe below)
The Public Housing Rent Roll and the HUD Fair Market Rents for our jurisdiction were used.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
X 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	326	128
Section 8 Vouchers	151	63
Section 8 Certificates		
Section 8 Mod Rehab	116	46
Special Purpose Section		

8 Certificates/Vouchers (list individually)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 EHDA Public Housing Admissions and Continued Occupancy Policy
 EHDA Maintenance Manual

Prevention and eradication of infestation - For prevention, the EHDA conducts monthly inspections and ninety-day inspections. The Housekeeping Policy outlines good housekeeping and what action to take should a resident fail housekeeping. Based on inspections conducted by the EHDA staff and an EHDA contractor, monthly extermination is provided to help eradicate infestation. Also, extermination can be provided within forty-eight hours notice if necessary.

- (2) Section 8 Management: (list below)
 EHDA Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

- 1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

X The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. X Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) CFP 50102

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes X No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes X No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes X No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing**

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 08/27/91

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
X Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
- X Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

TN 76-1, Rolling Hills Estates

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- X Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- X Crime Prevention Through Environmental Design
- X Activities targeted to at-risk youth, adults, or seniors
- X Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below) TN 76-1, Rolling Hills Estates

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- X Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X Police regularly testify in and otherwise support eviction cases
- X Police regularly meet with the PHA management and residents
- X Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

TN 76-1, Rolling Hills Estates

TN 76-2 South Hills Estates, Walnut/Hemlock Manor

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- X Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: TN076c01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - Provided below:

Two meetings were held in June 2001 for the Resident Advisory Board members.

No comments were received.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below) No comments were received. No other comments were made after the Public Hearing therefore, the Annual Plan required no changes after that time.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: (describe)

- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
 - Any head of household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Other (list)

- c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Tennessee State Consolidated Plan.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- X Other: (list below) Self-assessment
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Please refer to the Executive Summary of the State of Tennessee Consolidated Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

TN076a01 – Deconcentration Policy
TN076b01 – Last approved Operating Budget
TN076c01 – 2002 PHDEP
TN076d01 - Organizational Chart
TN076e01 - Progress of Goals and Mission
TN076f01 - Substantial Deviation
TN076g01 - Resident Member and RAB
TN076h01 – Capital Fund Program TN37P07650102
TN076i01 – Voluntary Conversion
TN076j01 – P&E Report CGP TN37P07670799
TN076k01 – CFP TN37P07650100
TN076l01 – CFP37P07650101

PHA Plan

Table Library

Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 50102 FFY of Grant Approval: (2002)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0.00
3	1408 Management Improvements	40,000.00
4	1410 Administration	5,000.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	20,000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	119,092.00
10	1460 Dwelling Structures	391,802.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	0.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	575,894.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Resident Init. Coordinators	1408	40,000.00
HA-Wide	Clerk of Works	1410	5,000.00
HA-Wide	A/E Environmental Review	1430	1,000.00
HA-Wide	A/E Construction	1430	19,000.00
HA-Wide	Playground Equipment	1450	119,092.00
HA-Wide	Gutter Installation/replacement	1460	318,328.00
TN 76-2	Water heater replacement	1460	45,474.00
HA Wide	Correct drainage/building settlement	1460	28,000.00

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide	06/30/03	12/31/04
TN76-1	06/30/03	12/31/04
TN 76-2	06/30/03	12/31/04

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA Wide	Rolling Hills Estates, South Hills Estates, Walnut/Hemlock Manor	5	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof replacement			201,474.00	2003
Porch repair/replacement			47,420.00	2003
Enclose dumpsters			76,000.00	2003
Washer boxes			155,000.00	2003
Install grab bars			24,000.00	2003
Repair parking lots			100,000.00	2004
Clean/Repair/Replace fans and louvers			29,474.00	2004
Install kitchen exhaust systems			125,000.00	2004
Replace house numbers			44,692.00	2004
Range replacement			114,100.00	2004
Refrigerator replacement			100,000.00	2004
Upgrade electrical and lighting system			423,894.00	2005
Resident Services Manager/Assistant			100,000.00	2002-2006
Youth Sports Program			25,000.00	2002-2006
Community Center			503,894.00	2006
Building settlement			35,320.00	2004
Exterior painting			80,000.00	2005
Total estimated cost over next 5 years			2,185,268.00	

Table Library

[] Revision No. : _____

NAME OF LOCAL AUTHORITY: ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC AC Contract No. A-2772

LOCALITY: ELIZABETHTON, TENNESSEE 37643 Project Number(s): TN07600101D

1) Ending Date for:	Month (spell out), date and year:	1a) Ending Date for:	Month (spell out), date and year:
REQUESTED BUDGET YEAR.....	December 31, 2001	CURRENT BUDGET YEAR.....	December 31, 2000
[EXAMPLE]:	September 30, 1995	1b) Ending Date for:	Month (spell out), date and year:
		PREVIOUS BUDGET YEAR.....	December 31, 1999

2) Ending Date for: (Year only):

REQUESTED BUDGET YEAR..... 2001

[EXAMPLE]: 1995

3) No. of Units for Requested B. Y..... 325

[EXAMPLE]: 500

4) No. of Unit Months Available for the Requested Budget Year: 3,900

[EXAMPLE]: 6,000

5) Reserves at the end of fiscal year 1999 equalled \$ 517,463

6) Provision for reserve for fiscal yr Obtain from Line 800, HUD-52564 for 2000 equalled \$ (20,568)

7) Tenant Services (Line 230) for [Recreation, etc.] 2001 will be \$ 10,000

8) Tenant Services (Line 240) for [Contract Costs, training and other] 2001 will be \$ 0

9) Protective Services (Line 380) for [Materials] 2001 will be \$ 0

10) Protective Services (Line 390) for [Contracts] 2001 will be \$ COPS GRANT

11) Terminal Leave Payments for [Line 430] 2001 will be \$ 2,000

12) Other General Exp. (Line 460) for 2001 will be \$ 0

13) Prior Yr Adjustmnts (Line 560) for 2001 will be \$ 0 (in dollars)

14) Prior Yr Adjustmnts (Line 560) for 2000 were \$ 0.00 (PUM)

15) Prior Yr Adjustmnts (Line 560) for 1999 were \$ 0.00 (PUM)

16) Other Expenditures (Line 570) for 2001 will be \$ 0 (in dollars)

17) Other Expenditures (Line 570) for 2000 were \$ 0.00 (PUM)

18) Other Expenditures (Line 570) for 1999 were \$ 0.00 (PUM)

19) Operating Subsidy (Line 680) for 2000 was \$ 148.68 (PUM)

20) Operating Subsidy (Line 680) for 1999 was \$ 132.78 (PUM)

Operating Budget
Schedule of All Positions and Salaries

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Name of Housing Authority		Locality							Fiscal Year End		
ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.		ELIZABETHTON, TENNESSEE 37643							December 31, 2001		
Position Title By Organizational Unit and Function	Present Salary Rate As of (date) 12/31/00 (est)	Requested Budget Year			Allocation of Salaries by Program						
		Salary Rate	No. Months	Estimated Payment Amount	Management	Modernization	Development	Section 8 Programs	Other Programs	Longevity	Method of Allocation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
ADMINISTRATION:											
1) Executive Director	\$49,665	\$51,671	12	\$51,671	\$46,504			\$5,167			Mgmt. = 90% Sec. 8 = 10%
2) Assistant Executive Director	\$40,016	\$41,632	12	\$41,632	\$41,632			\$0			
3) Accountant	\$34,638	\$36,037	12	\$36,037	\$30,631			\$5,406			Mgmt. = 85% Sec. 8 = 15%
4) Occupancy Specialist	\$27,441	\$28,549	12	\$28,549	\$28,549			\$0			
5) Inspector	\$21,111	\$21,964	12	\$21,964	\$18,669			\$3,295			Mgmt. = 85% Sec. 8 = 15%
6) Accounts Receivable Clerk	\$23,929	\$24,896	12	\$24,896	\$24,896			\$0			
7) Secretary	\$20,000	\$20,808	12	\$20,808	\$20,808			\$0			
8) Part-Time Accounting Assistant (\$7.14/hr, 25 hrs/wk, 52 wks)	\$9,282	\$9,657	6	\$9,657	\$9,657			\$0			
9) Section 8 Coordinator	\$33,007	\$34,340	12	\$34,340	\$0			\$34,340			Mgmt. = 0% Sec. 8 = 100%
10) Section 8 Housing Specialist	\$21,849	\$26,010	12	\$26,010	\$0			\$26,010			Mgmt. = 0% Sec. 8 = 100%
11) Resident Initiative Coordinator	\$22,889	\$29,131	12	\$29,131	\$0	\$29,131		\$0			Mgmt. = 0% CGP = 100%
12) Resident Initiative Assistant	\$9,984	\$10,387	6	\$10,387	\$0	\$10,387		\$0			
13) Purchaser (Remaining 50% incl.w/maint schedule)	\$13,531	\$15,606	12	\$15,606	\$15,606			\$0			Admin Mgmt=50%, Maint Mgmt.=35%, CGP=15%
TOTAL ADMINISTRATION				\$350,689	\$236,952	\$39,518	\$0	\$74,218	\$0	\$0	
TENANT SERVICES											
1)											90%*12mos. = 10.80 Executive Director
2)											85%*12mos. = 10.20 Accountant
3)											85%*12mos. = 10.20 Inspector
TOTAL TENANT SERVICES											
				\$0	\$0						100%*6mos. = 6.00 Accounting Assistant
											50%*12mos. = 6.00 Purchaser
											43.20
											43.20 divided by 12 mos. = 3.60
											Full Time Mgmt. Positions = 4.00
UTILITY LABOR											
1)											Equivalent Full Time Positions 7.60
2)											(col. 2, form 52573)
3)											
TOTAL UTILITY LABOR				\$0	\$0						

To the best of my knowledge, 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)

Executive Director or Designated Official _____ Date #####

Operating Budget
Schedule of All Positions and Salaries

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Name of Housing Authority		Locality							Fiscal Year End		
ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.		ELIZABETHTON, TENNESSEE 37643							December 31, 2001		
Position Title By Organizational Unit and Function	Present Salary Rate As of (date) 12/31/00 (est)	Requested Budget Year			Allocation of Salaries by Program						
		Salary Rate	No. Months	Estimated Payment Amount	Management	Modernization	Development	Section 8 Programs	Other Programs	Longevity	Method of Allocation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
MAINTENANCE STAFF:											
1) Maintenance Supervisor	JM	\$36,801	\$38,288	12	\$38,288	\$38,288					
2) Maintenance Mechanic "A"	RL	\$13,530	\$15,606	12	\$15,606	\$10,924	\$4,682				Admin Mgmt=50%, Maint Mgmt.=35%, CGP=15%
3) Maintenance Mechanic "A"	SB	\$20,808	\$23,409	12	\$23,409	\$23,409					
4) Maintenance Mechanic "A"	BV	\$25,118	\$26,132	12	\$26,132	\$26,132					
5) Maintenance Mechanic "B"	CW	\$21,416	\$22,281	12	\$22,281	\$22,281					
6) Maintenance Mechanic "B"	DH	\$17,624	\$18,336	12	\$18,336	\$18,336					
7) Maintenance Mechanic "B"	DT	\$16,946	\$17,630	12	\$17,630	\$17,630					
8) Part-time Maintenance Mechanic "B" <small>(32 hrs/wk, \$7.57/hr, 52 wks)</small>	TT	\$12,596	\$13,105	6.00	\$13,105	\$13,105					
9) Part-time Seasonal Mowers <small>(Three @ \$7.00/hr, 32 hrs/wk for 30 weeks)</small>		\$17,280	\$20,160	20.52	\$20,160	\$20,160					
10) Overtime <small>(based on FY00 YTD average)</small>		\$4,000	\$4,000		\$4,000	\$4,000					
TOTAL MAINTENANCE LABOR				9.21	\$198,948	\$194,266	\$4,682	\$0	\$0	\$0	\$0
											<u>Calculation of Full-Time Equivalent Positions</u> Sum of col. 4, divided by 12 mos. = 110.52/12 = 9.21 Col. 1, form 52573
											<u>Calculation of col. 4, part-time mowers:</u> (30 wks/52wks)*12 mos*3 mowers = 20.52
											NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.

To the best of my knowledge, 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)

Executive Director or Designated Official _____ Date #####

Operating Budget
Schedule of Nonroutine Expenditures

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 0.75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing collection of information. Send comments regarding this burden estimate, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Local Housing Authority	Locality	Fiscal Year Ending
ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.	ELIZABETHTON, TENNESSEE 37643	December 31, 2001

Work Project Number (1)	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List Replacements and Additions separately) (8)	Equipment Requirements		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		Requested Budget		
								No. Of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
EXTRAORDINARY MAINTENANCE										
1)				0%	\$0	100%				
2)				0%	\$0	100%				
3)					\$0					
4)					\$0					
5)					\$0					
	TOTAL EXTRAORDINARY MAINTENANCE:				\$0					
REPLACEMENT OF EQUIPMENT										
1)									\$0	\$0
2)									\$0	\$0
3)									\$0	\$0
4)									\$0	\$0
5)										\$0
	TOTAL REPLACEMENT:									\$0
BETTERMENTS & ADDITIONS										
	1) Dictation Equipment							1	\$500	\$500
	2) Desk							1	\$1,000	\$1,000
	3) Portable Radio							1	\$700	\$700
	4) Security Equipment							1	\$1,000	\$1,000
	5)							1	\$0	\$0
	6)							1	\$0	\$0
	7)							1		\$0
	8)							1		\$0
	9)							1		\$0
	10) Miscellaneous Equipment Purchases							1	\$4,000	\$4,000
	TOTAL BETTERMENTS & ADDITIONS:									\$7,200

Operating Budget
 Schedule of Administration
 Expenses Other Than Salary

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Name of Housing Authority: ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.		Locality: ELIZABETHTON, TENNESSEE 37643		Fiscal Year End: December 31, 2001	
--	--	---	--	--	--

	(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1	Legal Expense (see Special Note in Instructions)	\$4,800	\$4,800	\$0	\$0	\$0
2	Training (list and provide justification--see attached)	\$0	\$0	\$0	\$0	\$0
3	Travel					
	Trips to Conventions and Meetings (list and provide just.)	\$30,640	\$30,640	\$0	\$0	\$0
4	Other Travel:					
	Outside Area of Jurisdiction	\$0	\$0	\$0	\$0	\$0
5	Within Area of Jurisdiction	\$0	\$0	\$0	\$0	\$0
6	Total Travel	\$30,640	\$30,640	\$0	\$0	\$0
7	Accounting	\$7,800	\$1,950	\$0	\$5,850	\$0
8	Auditing	\$4,724	\$2,100	\$0	\$2,624	\$0
9	Sundry					
	Rental of Office Space	\$360	\$0	\$0	\$360	\$0
10	Publications	\$2,156	\$1,150	\$0	\$1,006	\$0
11	Membership Dues and Fees (list orgn. and amount)	\$2,600	\$1,600	\$0	\$1,000	\$0
12	Telephone, Fax, Electronic Communications	\$7,500	\$3,300	\$0	\$4,200	\$0
13	Collection Agent Fees and Court Costs	\$0	\$0	\$0	\$0	\$0
14	Administrative Services Contracts (list and provide just.)	\$9,370	\$6,620	\$0	\$2,750	\$0
15	Forms, Stationary and Office Supplies (incl. Postage)	\$17,869	\$11,560	\$0	\$6,309	\$0
16	Other Sundry Expense (provide breakdown)	\$19,225	14,050	\$0	\$5,175	\$0
17	Total Sundry	\$59,080	\$38,280	\$0	\$20,800	\$0
18	Total Administration Expense Other Than Salaries	\$107,044	\$77,770	\$0	\$29,274	\$0

Breakdown of Other Sundry Expenses (PH only):

1. Equipment Maintenance	\$9,500
2. Miscellaneous--a. Advertising	\$800
b. Miscellaneous	\$2,750
c. Printing	<u>\$1,000</u>
	\$14,050

To the best of my knowledge, 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)

Signature of authorized representative and Date:

11/28/2000

X

INTEREST ON GENERAL FUND INVESTMENTS

SCHEDULE OF CASH BALANCE FOR FYE: December 31, 2001 COMPUTATION OF ESTIMATED INVESTMENT INCOME FUNDS AVAILABLE AFTER EIOP

Contract # A-2772

ELIZABETHTON HOUSING AND DEVELOPMENT AGEN Project(s) #
PHA NAME

TN07600101D

LINE NUMBER	ACCOUNT NUMBER	ACCOUNT TITLE	Sept 99 Yr	Oct 99 Yr	Nov 99 Yr	Dec 99 Yr	Jan 00 Yr	Feb 00 Yr	Mar 00 Yr	Apr 00 Yr	May 00 Yr	Jun 00 Yr	Jul 00 Yr	Aug 00 Yr	Total
1.	1111.1	Cash-General Fund	275,863	308,691	316,708	300,696	292,308	294,518	295,425	280,714	273,508	267,644	298,839	292,821	3,497,736
2.	1111.3	General Fund(Mod.)	1,499	1,501	1,498	1,495	1,492	1,496	1,500	1,506	1,511	1,515	1,519	1,521	18,055
3.	1117	Petty Cash Fund	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4.	1118	Change Fund	0	0	0	0	0	0	0	0	0	0	0	0	0
5.	1162	Investments General Fund	253,449	253,600	253,774	253,897	254,125	254,304	254,522	254,702	254,686	254,888	255,085	255,389	3,052,421
6.	End of the Month Cash Balances (sum of Lines 1, 2, 3, 4, 5)		530,912	563,893	572,081	556,188	548,025	550,418	551,547	537,023	529,806	524,148	555,543	549,831	6,569,412
7.	..... ---> Sum of the End of the Month Cash Balances														\$6,569,412
8.	..... ---> Average End of the Month Cash Balance (Line 7 divided by 12)														\$547,451
9.	..... ---> Less: \$10,000 or \$10 times total number of units, whichever is greater (not to exceed \$250,000)														\$10,000
10.	..... ---> Estimated or Actual Cash Available for Investment (Line 8 minus Line 9)														\$537,451
11.	..... ---> FYE Estimated or Actual Average.														5.16%
12.	..... ---> 91-DAY TREASURY BILL RATE Estimated/Target Investment Income (line 10 times Line 11)														\$27,732
13.	..... ---> PUM, Interest on General Fund Investments, Line 19, Form HUD-52723, (Line 12 divided by UMA: 3,900)														\$7.11

Operating Budget

Summary of Budget Data and Justifications

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

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Name of Local Housing Authority	Locality	Fiscal Year Ending:
ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.	ELIZABETHTON, TENNESSEE 37643	December 31, 2001

Operating Receipts

Dwelling Rental: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

Monthly Rent Roll as of: **9/1 2000** equals **40,480** divided by **311** occupied units = **\$130.16** Avg. Monthly Dwelling Rental (AMDR)

times **1.03** Change Factor, X **97%** Occupancy Rate, equals \$ **130.04** times **3,900** Unit Months Available

equals **\$507,156**

Excess Utilities: (NOT for Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other". Under item 2, explain basis for determining excess utility consumption. For example: Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas [] Electricity [X] Other [] (Specify) _____
2. Comments:

Excess Utility Income estimated in the amount of: **\$15,967**

Nondwelling Rent: (NOT for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example, Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Space Rented	To Whom	Rental Terms
	Administrative Offices	Section 8 and Mod Rehab Programs	\$30.00/mo = \$360.00
	920-B Pine Ridge Circle	Elizabethton City School System (Family Resource Center)	\$ 1.00/yr = \$ 1.00
	210 South Hills Drive	Community Day Care Center	\$ 1.00/mo = \$ 12.00
	820 Hemlock Street	Community Day Care Center	\$ 1.00/mo = \$ 12.00

2. Comments

Nondwelling Rent estimated in the amount of: **\$385**

Interest on General Fund Investments: State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Estimated Cash Avail. for Investment of \$537,451 times Estimated Average T-Bill Rate of 5.16%
 equals \$27,732 which is \$7.11 PUM times 3,900 Unit Months Available
 equals \$27,728

Note: Investment Income is currently exempt per PIH Notice 00-4

Other Comments on Estimates of Oper. Receipts: Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

	<u>Gross Amt.</u>				<u>Net Amt.</u>
Sales and Services to Residents of:	\$14,260	minus pass-throughs of:	\$14,260	equals	\$0
Court Costs	\$4,610	minus pass-throughs of:	\$4,610	equals	\$0
Laundry & Vending in the amount of:	\$0	N/A, as long as Notice PIH 96-24 in effect		equals	\$0
Late Charges in the amount of:	\$4,140	minus pass-throughs of:	\$0	equals	\$4,140
Charges to Other Programs (Section 8, etc.)	\$0	(CARRIED OVER)		equals	\$0
	=====				=====
	\$23,010			PUM equals	\$4,140
					\$1.06

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

- Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10).
- Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management.
- Column (5) Enter the portion of total salary expense shown in Column (5) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6) Enter the portion of total salary expense shown in Column (5) or (9), form HUD-52566, allocable to Section 8 programs.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines **Ordinary Maintenance and Operation--Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program			
			Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration--Nontechnical Salaries (1)	13	7.60	\$236,952		\$39,518	\$74,218
Administration--Technical Salaries (1)						
Ordinary Maintenance and Operation--Labor (1)	12	9.21	\$194,266		\$4,682	
Utilities--Labor (1)			\$0			
Other (Specify) (Tenant Services, Legal, etc.) (1)			\$0			
Extraordinary Maintenance Work Projects (2)						
Betterments and Additions Work Projects (2)						

- 1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget) the amount of salary expense shown in Column (4) on the corresponding line above.
- 2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on HUD-52567.

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

Salary Schedules reflect Cost of Living Adjustment (COLA) of 2.00%
All employees are eligible for up to an additional 2% merit increase depending on the individual evaluation.
The estimate for budget purposes assumes 4% for all, since evaluation results are unknown at this time.

Travel, Publications, Membership Dues and Fees, Telephone and Telegraph and Sundry: In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

Refer to HUD-52571 (Administrative Expenses Other Than Salaries)

Utilities: Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense".

Refer to HUD-52722A (Calculation of Allowable Utilities Expense Level)

Ordinary Maintenance and Operation -- Materials: Give an explanation of substantial Requested Budget Year estimated PUM increases over the PUM rate of expenditures for materials in the Current Budget Year.

Materials Estimated at: \$47,500
(Includes equipment purchases under \$500 & uniforms; see attached breakdown)

Ordinary Maintenance and Operation -- Contract Costs: List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

Pest Control	\$6,900		
Garbage Pickup	\$12,500		
5-year Paint	\$15,000		
		TOTAL CONTRACTS:	=====
			\$34,400

Insurance Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

Fire and Extended Coverage (Property)	\$11,390
General Liability	\$5,421
Automobile	\$463
Worker's Compensation	\$1,866
Fidelity Bond	<u>\$270</u>

TOTAL INSURANCE: =====
\$19,410

Employee Benefit Contributions: List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

FICA:	7.65% X Total Payroll of	\$431,218	equals:	\$32,988 per year
	=====			
Medical/Dental/Life:	75% of \$5,278.21/mthly premium*12 mos.		equals	\$47,504 per year
Disability:	50% of mthly premium(\$622)*12 mos.		equals	\$3,750 per year
Retirement:	7.5% of Gross Payroll for Eligible PH Employee	384,296	equals:	\$28,822 per year
	=====			
Unemployment:	0.80% times 1st	\$7,000 /person \$ 160,160	equals	\$564 per year
	=====	(total is multiplied by 44% PH expense)		=====
		TOTAL BENEFITS:		\$113,628

Collection Losses: State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Estimated at: ##### for the Requested Budget Year.
=====

Estimate based on three year average of actual expense.

Extraordin ary Maintenance, Rep lacement, and Betterments and Additions: Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

See HUD 52567 (Schedule of Nonroutine Expenditures)

Contracts: List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

N/A

**Calculation of Allowable
Utilities Expense Level**

PHA/IHA-Owned Rental-Housing
Performance Funding System

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

OMB Approval No. 2577-0029 (exp. 8/31/89)

Public Housing Agency/Indian Housing Authority		Old Project Numbers (Data listed on lines 1,2,3)		New Project Numbers (data listed on line 8)		Fiscal Year Ending December 31, 2001		Submission	
ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.		TN07600101D				AC Contract Number A-2772		[X] Original [] Revision No. :	
Line No.	Description	Unit Months Available	Water Consumption	Electricity Consumption	Gas Consumption	Fuel (specify type e.g., oil, coal, wood)			
						(7)	(8)	(9)	
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
01	UMA and actual consumption for old project for 12 months period which ended 12 months before the Requested Budget Year. 1999	3,900	125,549	3,844,352					
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. 1998	3,900	147,998	3,732,772					
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. 1997	3,900	145,611	4,039,802					
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	11,700	419,158	11,616,926	0	0			
05	Estimated Units Months available for old projects for Requested Budget Year.	3,900							
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3).	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	3,900	139,719	3,872,309	0	0			
08	Estimated UMA and consumption for new projects.								
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	3,900	139,719	3,872,309	0	0			
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	Costs	\$105,726	\$254,371	\$0	\$0			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$360,096							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3).	\$92.33							
12a	Rate		\$0.75670	\$0.06569	\$0.00000				
12b	Unit of Consumption		Gallon	Kwh	100Cu.Ft.				

ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.
 Form HUD-52723--Part D--Add-Ons
 for the Fiscal Year Ending: December 31, 2001

Line 25 - FICA Contributions

Base Yr. Rate	5.85%	Base Year Base	\$14,100 (e.g., Maximum Wage)
2001 Rate	7.65%	2001 Base	\$80,400 (e.g., Maximum Wage)

Wages Subject to FICA:

<u>Salary Category</u>	<u>Using 2001 Base</u>	<u>Using Base Yr. Base</u>
Administration	\$236,952	\$ 54,053
Tenant Services	\$0	\$ 0
Utility Labor	\$0	\$ 0
Maintenance	\$194,266	\$ 31,208
	=====	=====
TOTAL:	\$431,218	\$ 85,261

<u>Wages</u>	X	<u>Rate</u>	=	<u>FICA</u>
2001 \$431,218	X	7.65%	=	\$32,988
Base \$85,261	X	5.85%	=	\$4,988
				=====
				\$28,000

LINE 25, HUD-52723 = \$28,000

Line 26 - Unemployment Compensation

2001 Rate	0.80%	2001 Maximum Wage of	\$7,000
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Wages Subject to SUTA:

<u>Salary Category</u>	<u>2001 Budget</u>
Administration	\$ 91,000
Tenant Services	\$ 0
Utility Labor	\$ 0
Maintenance	\$ 69,160
	=====
TOTAL:	\$160,160 (Check this total, and see 52573 pg. 4)

<u>Wages</u>	X	<u>Rate</u>	=	<u>Unemployment</u>
2001 \$160,160	X	0.80%	=	\$1,281
				=====
				\$1,281 *44% PH Expense=

\$564

LINE 26, HUD-52723 = \$564

**Calculation of Performance
Funding System Operating Subsidy**
PHA/IHA-Owned Rental Housing

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

OMB Approval No. 2577-0029 (exp. 7/31/98)

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Do not send this form to the above address.

Name and Address of Public Housing Agency/Indian Housing Authority: (PHA/IHA) <p style="text-align: center;">ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC. 910 PINE RIDGE CIRCLE ELIZABETHTON, TENNESSEE 37643</p>	<input type="checkbox"/> Budget submission required? Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. : _____
--	---

Number of HA Units 325	Unit Mos. Avail. (UMAs) MUST AGREE W/52728 → 3,900	Subject Fiscal Year December 31, 2001	ACC Number A-2772	PAS/LOCCS Project No. TN07600101D	Submission Date
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Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
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Part A. Allowable Expenses and Additions

01	Previous allowable expense level (line 07 of form HUD-52723 for previous year)	\$187.37	
02a	Line 01 multiplied by .005	\$0.94	
02b	Delta from form HUD-52720-B, if applicable (see instructions)		
03	"Requested" year units from latest form HUD-52720-B (see instructions)		
04	Add-ons to allowable expense level from previous fiscal year (see instructions)		
05	Total of lines 01, 02a, 02b, and 04	\$188.31	
06	Inflation factor	1.0300	
07	Revised allowable expense level (line 05 times line 06)	\$193.96	
07a	Transition Funding		
07b	Increase to AEL		
08	Allowable utilities expense level from form HUD-52722-A	\$92.33	
09	<input type="checkbox"/> Actual or <input checked="" type="checkbox"/> Estimated PUM cost of Independent Audit (IA) during subject fiscal year	\$0.54	
10	Costs attributable to deprogrammed units		
11	Total Allowable Expenses and Additions (sum of line 07 thru 10)	\$286.83	

Part B. Dwelling Rental Income

12	Total rent roll as of:	9/1 2000	\$40,480	
13	Number of occupied units as of rent roll date		311	
14	Average monthly dwelling rental charge per unit (line 12 divided by line 13)		\$130.16	
15	Change factor		1.03	
16	Projected average monthly dwelling rental charge per unit (line 14 times line 15)		\$134.06	
17	Projected occupancy percentage (see instructions)	MUST AGREE WITH HUD-52728	97% ←	%
18	Projected average monthly dwelling rental income per unit (line 16 times line 17)		\$130.04	

Part C. Non-dwelling Income

19	Estimated Investment Income (EII)	\$0.00	
20	Other Income	\$5.15	
21	Total non-dwelling Income (line 19 plus line 20)	\$5.15	
22	Total operating receipts (line 18 plus line 21)	\$135.19	
23	PUM deficit or (income) (line 11 minus line 22)	\$151.64	

24	Deficit or (income) before add-ons (line 23 times UMAs shown in heading)	\$591,396	Requested by PHA/IHA (Whole dollars) HUD Modifications (Whole dollars)
----	--	------------------	---

Part D. Add-ons for changes in federal law or regulation and other eligibility

25	FICA contributions	\$28,000	
26	Unemployment compensation	\$564	
27	Flood Insurance premiums		
28	Total Other (specify in Remarks section)	\$0	
28a	Add-on for Family Self-Sufficiency Program		
28b	Other Add-ons for Federal law or regulations		
28c	Unit reconfiguration		
28d	Non-dwelling units		
28e	Long-term vacant units		
29	Total add-ons (sum line 25 thru 28)	\$28,564	

Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments			
30	Deficit or (income) before year-end adjustment (total of lines 24 and 29)	\$619,960	
31	<input type="checkbox"/> Actual or <input checked="" type="checkbox"/> Estimated cost of Independent Audit (IA) during subject fiscal year	\$2,100	
32	PFS operating subsidy eligibility before year-end adjustments (greater of line 30 or line 31)(if less than zero, enter zero (0))	\$619,960	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
33	Prior years' net year-end adjustments (identify individual FYs and amounts under "Remarks")	(\$10,849)	
34	Additional subject fiscal year operating subsidy eligibility (specify)		
35	Overobligations from prior fiscal years to be recovered in subject fiscal year	()	()
36	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
37	Incentive Adjustment		
38	Other (specify)		
39	Other (specify)		
40	Unfunded portion due to proration Estimated 95%	(\$30,998)	
41	Operating subsidy approvable for subject fiscal year (total of lines 32 thru 40)	\$578,113	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
43	Amount of operating subsidy approvable for subject fiscal year not funded		()
44	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
45	Funds obligated in subject fiscal year (total of lines 41 thru 44) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year)		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
46	Total amount due in previous fiscal year (line 49 of form HUD-52723 for previous fiscal year)		
47	Total amount to be collected in subject fiscal year (identify individual amounts under "Remarks")	()	()
48	Total additional amount due HUD (include any amount entered on line 44) (Identify individual amounts under "Remarks")		
49	Total amount due HUD to be collected in future fiscal year(s) (Total of lines 46 thru 48) il amounts under "Remarks")	\$0	
Part H. Calculation of Year-end Adjustment for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
50	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> Unit Months Available (UMAs) <input type="checkbox"/> Target Investment Income (TII) Adjustment <input type="checkbox"/> Dwelling Rental Income <input type="checkbox"/> Adjustment of Independent Audit (IA) Cost <input type="checkbox"/> Add-ons <input type="checkbox"/> Other (specify under "Remarks")		
51	Estimated Investment Income (EII)		
52	Target Investment Income (TII)		
53	TII adjustment (line 51 minus line 52)		
54	Utility adjustment (line 22, form HUD-52722-B)		
55	Combined utility and TII adjustment (total of lines 53 and 54)		
56	Deficit or (Income) after year-end adjustments (total of lines 30 and 55)		
57	PFS operating subsidy eligibility after year-end adjustments (greater of line 31 or line 56)		
58	Line 32 of latest form HUD-52723 approved during subject FY (Do not use line 32 of this revision)		
61	Net year-end adjustment for subject fiscal year (line 57 minus line 58)		
62	Unfunded portion due to proration		
63	Prorated net year-end adjustment for subject fiscal year		

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)

Signature of Authorized HA Representative & Date:	Signature of Authorized Field Office Representative & Date:
X	X

Remarks

1) TII Adjustment for the fiscal year ending: 12/31/97, 12/31/98 & 12/31/99 equals:	\$	(19,230)
2) Utility Adjustment for the fiscal year ending: 12/31/97, 12/31/98 & 12/31/99 equals:	\$	(10,979)
3) FICA Contributions Add-on for FYE: 12/31/97, 12/31/98 & 12/31/99 equals:	\$	18,281
4) Unemployment Compensation Add-on, FYE 12/31/97, 12/31/98 & 12/31/99 equals:	\$	1,079
TOTAL PRIOR YEARS' NET YEAR-END ADJUSTMENTS:		(\$10,849)

FY97/98 not included on FY00 PFS due to under-funding (98.5%)

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

a. Type of Submission [X] Original [] Revision No. :	b. Fiscal Year Ending December 31, 2001	c. No. of months [X] 12 mo.	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.			
f. Address (city, State, zip code) 910 PINE RIDGE CIRCLE, ELIZABETHTON, TN 37643			
g. ACC Number A-2772	h. PAS/LOCCS Project No. TN07600101D	i. HUD Field Office Knoxville, TN	

j. No. of Dwelling Units 325	k. No. of Unit Months Available 3,900	m. No. of Projects 76-1 & 76-2	
--	---	--	--

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 1999 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 2000 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserves						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	\$121.78	\$120.49	\$130.04	\$507,156		
080	3120	Excess Utilities	\$4.12	\$3.47	\$4.09	\$15,967		
090	3190	Nondwelling Rentals	\$0.10	\$0.10	\$0.10	\$385		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$126.00	\$124.07	\$134.23	\$523,508		
110	3610	Interest on General Fund Investments	\$4.31	\$3.61	\$7.11	\$27,729		
120	3690	Other Operating Receipts	\$12.22	\$6.08	\$5.90	\$23,010		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$142.53	\$133.76	\$147.24	\$574,247		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	\$48.37	\$50.47	\$60.76	\$236,952		
150	4130	Legal Expense	\$0.95	0.82	\$1.23	\$4,800		
160	4140	Staff Training	\$0.00	\$0.00	\$0.00	\$0		
170	4150	Travel	\$3.09	\$4.78	\$7.86	\$30,640		
180	4170	Accounting Fees	\$0.42	\$0.38	\$0.50	\$1,950		
190	4171	Auditing Fees	\$0.39	\$0.53	\$0.54	\$2,100		
200	4190	Other Administrative Expenses	\$7.00	\$7.97	\$9.82	\$38,280		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$60.22	\$64.96	\$80.71	\$314,722		
Tenant Services:								
220	4210	Salaries	\$0.01	\$0.01	\$0.04	\$150		
230	4220	Recreation, Publications and Other Services	\$1.62	\$2.24	\$2.56	\$10,000		
240	4230	Contract Costs, Training and Other	\$0.00	\$0.00	\$0.00	\$0		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$1.63	\$2.25	\$2.60	\$10,150		
Utilities:								
260	4310	Water	\$8.92	\$7.59	\$10.81	\$42,160		
270	4320	Electricity	\$71.43	\$59.43	\$65.22	\$254,371		
280	4330	Gas	\$0.00	\$0.00	\$0.00	\$0		
290	4340	Fuel	\$0.00	\$0.00	\$0.00	\$0		
300	4350	Labor	\$0.00	\$0.00	\$0.00	\$0		
310	4390	Other utilities expense (Sewer)	\$14.15	\$12.23	\$16.30	\$63,566		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$94.50	\$79.25	\$92.33	\$360,097		

Name of PHA / IHA

ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.

Fiscal Year Ending

December 31, 2001

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 1999 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 2000 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	\$48.56	\$49.30	\$49.81	\$194,266		
340	4420	Materials	\$9.69	\$11.21	\$12.18	\$47,500		
350	4430	Contract Costs	\$7.80	\$8.94	\$8.82	\$34,400		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$66.05	\$69.46	\$70.81	\$276,166		
Protective Services:								
370	3110	Labor	\$0.00	\$0.00	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	3190	Contract Costs	\$0.00	\$2.21	\$0.00	\$0		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00	\$2.21	\$0.00	\$0		
General Expense:								
410	4510	Insurance	\$5.55	\$5.29	\$4.98	\$19,410		
420	4520	Payments in Lieu of Taxes	\$3.15	\$4.48	\$3.33	\$13,000		
430	4530	Terminal Leave Payments	\$0.34	\$0.26	\$0.51	\$2,000		
440	4540	Employee Benefit Contributions	\$22.20	\$24.24	\$29.14	\$113,628		
450	4570	Collection Losses	\$2.26	\$3.33	\$3.33	\$13,000		
460	4590	Other General Expense	\$0.00	\$0.00	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$33.50	\$37.59	\$41.29	\$161,038		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$255.90	\$255.72	\$287.74	\$1,122,173		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	\$255.90	\$0.00	\$287.74	\$1,122,173		
Nonroutine Expenditures:								
		Casualty Losses	(\$0.29)	\$0.40				
510	4610	Extraordinary Maintenance	\$17.03	\$0.00	\$0.00	\$0		
520	7520	Replacement of Nonexpendable Equipment	\$5.37	\$14.11	\$0.00	\$0		
530	7540	Property Betterments and Additions	\$4.79	\$1.06	\$1.85	\$7,200		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$26.90	\$15.56	\$1.85	\$7,200		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$282.80	\$271.27	\$289.59	\$1,129,373		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0.00	\$0.00	\$0		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$282.80	\$271.27	\$289.59	\$1,129,373		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$140.27)	(\$137.52)	(\$142.35)	(\$555,126)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects:Current Yr						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op.Sub:-Cur.Yr. (before year-end adj)	\$132.78	\$148.68	\$158.96	\$619,960		
640		Mandatory PFS Adjustments (net):			(\$2.78)	(\$10,849)		
650		Other (specify):				\$0		
660		Other (specify): <i>Estimated 95% Funding Eligibility</i>	\$0.00	\$0.00	(\$7.95)	(\$30,998)		
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$0.00	(\$10.73)	(\$41,847)		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$132.78	\$148.68	\$148.23	\$578,113		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$132.78	\$148.68	\$148.23	\$578,113		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	(\$7.48)	\$11.17	\$5.88	\$22,987		

facsimile form

HUD-52564 (3/95)

Name of PHA / IHA ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.		Fiscal Year Ending December 31, 2001
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		Operating Reserve	PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year				
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	\$561,086	

Part II - Provision for and Estimated or Actual Operating Reserve at FY End				
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	December 31, 1999	517,463
790		Provision for Operating Reserve - Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	December 31, 2000	(20,568)
		<input type="checkbox"/> Actual for FYE	December 31, 2000	
800		Operating Reserve at End of Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	December 31, 2000	496,895
		<input type="checkbox"/> Actual for FYE	December 31, 2000	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE December 31, 2001 Enter Amount from Line 700		22,987
820		Operating Reserve at End of Requested Budget Year Estimated for FYE December 31, 2001 (Sum of lines 800 and 810)		519,882
830		Cash Reserve Requirement:	0% % of line 480	\$0

Comments

PHA / IHA Approval

Name: Kelly Geagley

Title: Executive Director

Signature: _____

Date: 11/28/00

Field Office Approval

Name _____

Title _____

Signature _____

Date _____

**HA Calculation of
Occupancy Percentage
for a Requested Budget Year (RBY)**

PHA/IHA-Owned Rental Housing Performance
Funding System (PFS)

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

OMB Approval No. 2577-0066 (Exp. 8/31/98)

1a. Name of PHA/IHA: ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.			2a. Contact: (Person who can best answer questions about this submission) SUSAN RUTHERFORD		
1b. Street Address: 910 PINE RIDGE CIRCLE			2b. Contact's Phone No: (include area code) (423)543-3571, EXT. 303		
1c. City: ELIZABETHTON	1d. State: TN	1e. Zip Code: 37643			
3. RBY Beginning Date: (mo/day/yr) December 31, 2001	4. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	5. PAS/LOCCS Project No: TN07600101D		6. Report Date: (check one box) (mo/day/yr) <input checked="" type="checkbox"/> Actual Day <input type="checkbox"/> Average for Actual Month	7. Data Source: <input type="checkbox"/> form HUD-51234 <input checked="" type="checkbox"/> Rent Roll Records

Part A. Actual Occupancy Data as of Report Date

8. Units Occupied	<i>AS OF 6/30/00</i>	313
9. Units Available		325
10. Actual Occupancy Percentage	(Divide line 8 by line 9; multiply by 100 and round to nearest whole)	96%

Stop & Note 11. If the HA-wide occupancy percentage shown on line 10 is 97% or greater AND the HA believes that an average occupancy rate of at least 97% is sustainable for the RBY, then check the box below. **You have completed the form and do not need to proceed further.**

High Occupancy HA: Occupancy Percentage is 97% or higher and is sustainable for the RBY → Use 97% as the Projected Occupancy Percentage on line 17 of form HUD-52723

12. Units vacant as of Report Date	(subtract line 8 from line 9 and enter result)	12
------------------------------------	--	-----------

Stop & Note 13. If the result on line 12 is five or fewer vacant units AND the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on line 12 will be vacant for the full RBY, then check the box below. **You have completed the form and do not need to proceed further.**

High Occupancy HA with five or fewer vacant units → Use line 10 for the Projected Occupancy Percentage on line 17 of form HUD-52723

Part B. Distribution of Actual Vacancies By Major Cause Given below are circumstances and actions recognized by HUD as possible causes of vacancies that are beyond the control of the HA to correct. If appropriate, please distribute the number of vacant units reported on line 12 among these causes. Attach sheet identified with HA name and address, the RBY beginning date, and ACC number. Use the sheet to describe, for each circumstance: when the circumstance occurred; the location of the units involved; why the circumstance is preventing the HA from occupying, selling, demolishing, rehabilitating, reconstructing, consolidating or modernizing the vacant units; and the likelihood that these circumstances will be mitigated or eliminated in the RBY.

14. Units vacant because of litigation	(e.g., units that are being held vacant as part of court-ordered or HUD-approved desegregation plan)	0
15. Units vacant because of Federal, Tribal, or State laws of general applicability.	(Note: do not include units vacant only because they do not meet minimum construction or habitability standards.)	0
16. Units vacant due to changing market conditions		0
17. Units vacant because of natural disaster		0
18. Units vacant because of insufficient funding for otherwise approvable CIAP application		0
19. RMC-managed units vacant because of failure of HA to fund approvable request for Federal modernization funding	(This line for use only by RMCs)	0
20. Units vacant because of casualty loss and need to settle insurance claims		0
21. Total Units Vacant Due To Circumstances Beyond The HA's Control	(Enter sum of lines 14 - 20)	0
22. Units vacant after adjusting for circumstances beyond the HA's control	(Subtract line 21 from line 12)	12

Stop & Note 23. If the result on line 22 is five or fewer vacant units AND the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. **You have completed the form and do not need to proceed further.**

High Occupancy HA with five or fewer vacant units after adjustment for vacancies beyond its control → Use line 10 for the Projected Occupancy Percentage on line 17 of form HUD-52723

24. Vacancy Percentage after adjusting for beyond control circumstances	(Divide line 22 by line 9, multiply by 100, and round to nearest whole)
---	---

Stop & Note 25. If the result on line 24 is 3% or less AND the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. **You have completed the form and do not need to proceed further.**

High Occupancy HA; 3% or less vacancy rate after adjustment for vacancies beyond its control → Use line 10 for the Projected Occupancy Percentage on line 17 of form HUD-52723

Part C. Status of Units Undergoing Modernization as of Report Date If changes occur after the Report Date but prior to submission of this form, the most current status will be shown.

26. Protected Units	Occupied Units	Vacant Units
a; Number of units that are under modernization construction (contract awarded or force account work started)	0	0
b; Number of units not under construction contract but included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has not yet expired.	0	0
27. Unprotected units: Number of units included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has expired.	0	0

Part D. Units Estimated to be Available for Occupancy During RBY

	(a) No. of Units	(b) Avg.No. of Mos. in RBY	(c) No. of Unit Mos. (a x b)
28. Units Available as of Report Date (Enter line 9)	325	12	3,900
29. Additional Units Available During RBY because of Development/Acquisition of PFS-Eligible projects	+		+ 0
30. Units Unavailable During RBY because of Demolition/Disposition/Conversion Actions Approved by HUD	--		-- 0
31. Total (Add lines 28 and 29; subtract line 30)	325		3,900

Part E. Units Estimated to be Occupied During RBY

32. Units Occupied as of Report Date (Enter line 8)	313	12	3,756
33. Additional Units Occupied during RBY because of Development/Acquisition of PFS-Eligible Projects	+		+ 0
34. Reoccupancy during RBY of Units Vacated for Circumstances Beyond the HA's Control	+		+ 0
35. Reoccupancy during RBY of Vacant Units in a Funded Modernization Program	+		+ 0
36. Occupied Units in Funded Modernization Program Being Vacated during RBY	--		-- 0
37. Occupied Units Being Vacated during RBY because of Demolition/Disposition/Conversion Actions Approved by HUD. If there are occupied units that become vacant after the Report Date but before the start of the RBY because of circumstances and actions beyond the HA's control, place that number here () and include in total shown on 37. Attach separate sheet with same information requested in Part C.	--		-- 0
38. Total (Add lines 32-35, subtract lines 36 and 37)	313		3,756

Part F. Occupancy Percentage During RBY

39. Total Unit Months of Occupancy (Enter line 38c)	3,756
40. Total Unit Months Available for Occupancy (Enter line 31c)	3,900
41. Occupancy Percentage for RBY (Divide line 39 by line 40; multiply by 100 and round to nearest whole)	96%
42. Average Number of Vacant Units During RBY (Subtract line 39 from line 40; divide result by 12 and round to nearest whole)	12

Stop & Note 43. If the result on line 41 is 97% or higher OR if the result on line 42 is five or less, then check the appropriate box below. **You have completed the form and do not need to proceed further.**

a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY → Use 97% as the Projected Occupancy Percentage on line 17 of form HUD-52723

b. High Occupancy HA with five or fewer vacant units → Use line 41 for the Projected Occupancy Percentage on line 17 of form HUD-52723

Part G. Vacancy Percentage for RBY Adjusted for Modernization

44. Total Unit Months of Vacancy in RBY (Enter line 40 less line 39)	144
45. Total Unit Months for Vacant Units in Funded Mod. and Under Construction or Funded for Construction (Sum the vacant units of lines 26a and b; multiply by 12)	0
46. If any of the vacant units on lines 26a or b will be reoccupied during the RBY, enter that number times the average number of months during the RBY these units will be reoccupied.	-- 0
47. If any of the vacant units on lines 26a or b will be vacated during the RBY for mod, construction, enter that number times the average number of months during the RBY these units will be vacated.	+ 0
48. Total Unit Months for Vacant Units in Funded Mod, And Under Construction or Funded for Construction in RBY (Add line 45; less line 46; plus line 47)	0
49. Total Unit Months of Vacancy in RBY Adjusted for Modernization (Enter line 44 less line 48)	144
50. Vacancy Percentage for RBY Adjusted for Modernization (Divide line 49 by line 40; multiply by 100; and round to nearest whole.)	4%
51. Average Number of Vacant Units in RBY Adjusted for Modernization (Divide line 49 by 12; round to nearest whole)	12

Stop & Note 52. If the result on line 50 is 3% or lower OR if the result on line 51 is five or less, then check the appropriate box below. **You have completed the form and do not need to proceed further.**

a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on line 17 of form HUD-52723

b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on line 17 of form HUD-52723

Part H. Vacancy Percentage for RBY Adjusted for Both Modernization AND Beyond Control Circumstances

53. Total Unit Months of Vacancy in RBY (Enter line 44)	144
54. Total Unit Months of Vacancy in RBY Due to Modernization (Enter line 48)	0
55. Total Unit Months of Vacancy in RBY Due to Beyond Control Vacancies (Enter line 21 times 12; less any entry made on line 34c)	0
56. Total Unit Months of Vacancy After Above Adjustments (Enter line 53 less lines 54 and 55)	144
57. Vacancy Percentage for RBY After Above Adjustments (Divide line 56 by line 40; multiply by 100; and round to nearest whole.)	4%
58. Average Number of Vacant Units in RBY After Above Adjustments (Divide line 56 by 12; round to nearest whole)	12

Stop 59. If the result on line 57 is 3% or lower OR if the result on line 58 is five or less, then check the appropriate box

& below. **You have completed the form and do not need to proceed further.**

- Note** a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on line 17 of form HUD-52723
- b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on line 17 of form HUD-52723

Part I. Adjustment for Long Term Vacancies If the HA estimates that it will have a vacancy percentage of more than 3% for its RBY and more than five vacant units after adjusting for vacant units undergoing modernization and vacancies beyond its control, the HA will exclude all of its long-term vacancies (if any) from its count of units available for occupancy and use this section to determine its projected occupancy percentage.

60. Total Long-Term Vacancies (Subtract vacant units shown on lines 21, 26a, and b from line 12. Analyze remaining vacancies and identify those units that have been vacant for more than 12 months as of the Report Date.)	0
61. Total Unit Months of Vacancy Associated With Long-Term Vacancies (Multiply line 60 by 12)	0
62. Total Unit Months Available for Occupancy in RBY Adjusted for Long-Term Vacancies (Subtract line 61 from line 31 (c)) Use this UMA number in all other PFS calculations.	3,900
63. Occupancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 38(c) by line 62; multiply by 100 and round to nearest whole)	96%
64. Average Number of Vacant Units in RBY after All Adjustments (Subtract line 60 from line 58)	12
65. Total Unit Months of Vacancy in RBY after All Adjustments (Subtract line 61 from line 56)	144
66. Vacancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 65 by line 62; multiply by 100 and round to nearest whole)	4%

Stop 67. If the result on line 63 is 97% or higher OR if the result on line 64 is five or less OR if the result on line 66 is 3% or less, then check the appropriate box below. **You have completed the form and do not need to proceed further.**

- Note** a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY after Long-Term Vacancies Adjustment → Use 97% as the Projected Occupancy Percentage on line 17 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**
- b. High Occupancy HA: five or fewer vacant units after Adjustment for Long-Term Vacancies → Use line 63 as the Projected Occupancy Percentage on line 17 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**
- c. High Occupancy HA: Vacancy Percentage is 3% or lower for the RBY after Long-Term Vacancies Adjustment → Use line 63 as the Projected Occupancy Percentage on line 17 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**

Part J. Projected Occupancy Percentages for Low Occupancy HAs If the HA cannot determine an acceptable Projected Occupancy Percentage for the RBY using the above approach, it will use this section. The HA will use the lower of either 97% or that percentage based on having five units vacant for the RBY. Either percentage can be adjusted for vacant units undergoing modernization construction and vacancies beyond its control. Small HAs of 140 units or less will generally want to use a percentage based on five vacant units.

68. Enter 97% if HA has more than 140 units. If 140 or fewer units, determine occupancy percentage based on 5 vacant units, for RBY. (Take 60 unit months and divide by line 62; multiply by 100 and round to nearest whole. Subtract result from 100%)	97%
69. Percentage Adjustment for Modernization and Beyond Control Vacancies (Add lines 48 plus 55; divide that sum by line 62; multiply by 100 and round to nearest whole)	0%
70. Projected Occupancy Percentage for Low Occupancy HA (Take the percentage on line 68 and subtract the percentage shown on line 69. Use the result as the Projected Occupancy Percentage on line 17 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility)	97%

Print this instruction sheet (Portrait, range = A1..J73), and insert in your User Guide. Print ranges for the HUD-52728 (pages 1 thru 3) are as follows:

Page 1: A1..R67

Page 2: A1..Q65

Page 3: A1..N62

Print range for the HUD-50070: A1..Q77

All four(4) are PORTRAIT orientation.

Public Reporting Burden for this collection of information is estimated to average 1.0 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0066), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C., 20410-3600.

Do not send this form to the above address.

Instructions for Preparing Form HUD-52728, HA Calculation of Occupancy Percentage for a Requested Budget Year (RBY)

The purpose of this form is to provide a structured format for Public Housing Authorities (PHAs), Indian Housing Authorities (IHAs), and, if applicable, Resident Management Corporations (RMCs) to use in developing an appropriate and justifiable projection of occupancy for the RBY. The projected occupancy percentage that is developed will be used as one element in the calculation of operating subsidy under the Performance Funding System (PFS), 24 CFR Parts 950 and 990, as applicable. The term Housing Authority (HA) will be used to collectively describe both PHAs and IHAs. The form is NOT for use by HAs requesting operating subsidy solely to cover the cost of an Independent Audit (IA).

The instructions should be read carefully since it may not be necessary for a HA to complete all sections of the form in order to determine an acceptable projected occupancy percentage for the RBY. The form has been designed to go from the most simple situation to the relatively more complex cases. If, at any point, an HA is able to classify itself as a High Occupancy HA, it does not need to proceed further with the form.

Headings:

RBY Beginning. Enter the beginning month, day and year of the requested budget year for which this form is submitted.

Type of Submission. Indicate whether this form is (1) the original submission for the RBY or (2) a revision of the latest approval for the subject fiscal year. If a revision, enter the revision number.

ACC Number. Enter the number of the Annual Contributions Contract covering the projects for which this form is submitted.

PASS/LOCCS No. Enter the PASS/LOCCS Project Number applicable to the corresponding Calculation of Performance Funding System Operating Subsidy, form HUD-52723.

Report Date. Enter the date of the occupancy data collected to determine the actual occupancy percentage. UNLESS OTHERWISE APPROVED BY HUD, that date will be the last day of the month ending six months before the start of the HA's RBY or the monthly average for the month ending six months before the start of its budget year. Check whether actual day data was used or an average was constructed using actual data for the month.

Data Source. Indicate the data source used to calculate the actual occupancy percentage.

Part A. Actual Occupancy Data as of Report Date

Using actual occupancy data as of the Report Date, an HA will determine its actual occupancy percentage and number of vacant units.

For many HAs, this will be the only section that will need to be completed.

Part B. Distribution of Actual Vacancies By Major Cause

This part allows the HA to present data and supporting narrative on the number of units that are vacant for reasons that are beyond the control of the HA to correct. For a further description of allowable reasons, please refer to 990.102 and the definition of units vacant due to circumstances and actions beyond the HA's control.

Part C. Status of Units Undergoing Modernization

Data in this part will be used in determining the occupancy percentage for the RBY. If the RBY occupancy percentage is less than 97% and the HA will have more than five vacant units, data from this part will be used in Part G to determine if the RBY occupancy percentage is justified. Report occupied units, as appropriate, on

lines 26a, 26b, and 27, if they will be subsequently vacated in order for construction work to be performed and then reoccupied upon completion. If changes occur after the Report Date but prior to the submission of this form, the most current data will be shown.

Line 26. Enter data on the number of protected units, both vacant and occupied, as of the Report Date, which may fall into two categories:

(a) the number of units that are under construction (contract awarded or force account work started; or (b) the number of units not under construction contract but included in a HUD-approved modernization budget where the time period for placing the units under construction (two Federal Fiscal Years (FFYs) after the FFY of approval) has not yet expired.

Line 27. Enter data on the number of unprotected units, both vacant and occupied, as of the Report Date, which are the number of units included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has expired and the units are not yet under construction. Note: When such units subsequently reach construction, they will become protected units. If a change in status occurs after the initial subsidy calculation has been approved, an HA may recalculate its subsidy eligibility as part of its year-end adjustments.

Part D. Units Estimated to be Available for Occupancy During RBY

Data which is entered on LINE 29 or LINE 30 must only reflect actions that have been approved by HUD, including approvals made after the Report Date but prior to the submission of this form. If there are pending applications for HUD approval of actions that would increase or decrease the number of units available for occupancy at the time of submission, that data will be excluded.

Part E. Units Estimated to be Occupied During RBY

Line 33. Use this line to show the number of units on line 29, (if any) that will be occupied during the RBY.

Line 34. Use this line to show the number of units on line 21, (if any) that will be occupied during the RBY.

Line 35. Use this line to show the number of vacant units on lines 26a and 26b (if any) that will be reoccupied during the RBY.

Line 36. Use this line to show the number of occupied units on lines 26a, 26b, and 27 (if any) that will be vacated during the RBY.

Line 37. Use this line to show the number of units on line 30 (if any) that will be vacated during the RBY.

Part G. Vacancy Percentage for RBY Adjusted for Modernization

Note that this section deals with units that meet the definition of being vacant units undergoing modernization. The units must be under construction and on-schedule or funded for construction with the time period (two-year maximum after award) for fund obligation not expiring.

Part I. Adjustment for Long Term Vacancies

Note that if this section is used, the HA will be recalculating its Unit Months Available (UMAs) to exclude long-term vacancies and must use the recalculated result in its determination of PFS eligibility. If the UMAs for occupancy have been adjusted for long-term vacancies, the unit months associated with those vacancies, line 61, shall be multiplied by 20% of the AEL (line 7 of the HUD-52723 prepared for RBY) and the result displayed on line 28e of the HUD-52723.

Certification for a Drug-Free Workplace

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

OMB No. 2577-044 (exp. 10/31/92)

Public Housing Agency/Indian Housing Authority

Public Reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0044) Washington, D.C. 20503

PHA/IHA Name: ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.	If Development, CIAP or CGP enter the Federal Fiscal Year in which the funds are expected to be reserved:
Program/Activity Receiving Grant Funding: (mark one) <input type="checkbox"/> Development <input type="checkbox"/> CIAP/CGP <input checked="" type="checkbox"/> Operating Subsidy <input type="checkbox"/> Sec. 23 Leased Housing	If Operating Subsidy or Section 23, enter the PHA's/IHA's Fiscal Year Ending date in which funds are expected to be obligated: 12/31/2001

Acting in behalf of the above named PHA/IHA as is Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

1. I certify that the above named PHA/IHA will provide a drug-free workplace by:

- | | |
|--|---|
| <p>a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the PHA's/IHA's workplace and specifying the actions that will be taken against employees for violation of such prohibition.</p> <p>b. Establishing a drug-free awareness program to inform employees about the following:
 (1) The dangers of drug abuse in the workplace;
 (2) The PHA's/IHA'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.</p> <p>c. Making it a requirement that each employee of the PHA/IHA be given a copy of the statement required by paragraph a.;</p> <p>d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment with the PHA/IHA, the employee will do the following:</p> | <p>(1) Abide by the terms of the statement; and
 (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;</p> <p>e. Notifying the HUD Field Office within ten days after receiving notice under subparagraph d. (2) from an employee or otherwise receiving actual notice of such conviction;</p> <p>f. Taking one of the following actions within 30 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; 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;</p> <p>g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraph a. thru f.</p> |
|--|---|

WARNING: 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both.

2. Sites for Work Performance. The PHA/IHA shall list in the space provided below 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. (If more space is needed, attach additional page(s) the same size as this form. Identify each sheet with the PHA/IHA name and address and the program/activity receiving grant funding.)

TN 76-1 Rolling Hills Estates: 1300-A Arney St. thru 1400-H Arney St., 901-A Pine Ridge Circle thru 932-H Pine Ridge Circle; 1300-A Spruce Lane thru 1305-H Spruce Lane; TN 76-2 South Hills Estates: 200-A South Hills Drive thru 236 South Hills Drive, 300-A South View Circle thru 310 South View Circle; 400 South Lane Court thru 403-B South Lane Court; 501-A Gap Creek Road thru 503-B Gap Creek Road; 605-A Sugar Bottom Road thru 607-D Sugar Bottom Road; TN 76-2, Walnut/Hemlock Manor: 623-A Walnut St. thru 623-D Walnut St.; 730-A Hickory St. thru 730-D Hickory St.; 301-A South Park St. thru 303-D South Park St.; 308-A North Park St. thru 310-D North Park St.; and 208-A Mill St. thru 208-B Mill St. The Administration Building is located in TN 76-1 at 910 Pine Ridge Circle. The two (2) Day Care Centers are located in TN 76-2 at 210 South Hills Drive and 820 Hemlock Street.

Signed by: (Name, Title & Signature of Authorized PHA/IHA Officer)

Name & Title:
Kelly Geagley, Executive Director

Signature & Date:

X #####

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation
TN 76-1 Rolling Hills Estates	200	The covered development's size, location and/or configuration promote income deconcentration, such as scattered site or small developments
TN 76-2 South Hills Estates, Walnut/Hemlock Manor	126	The covered development's size, location and/or configuration promote income deconcentration, such as scattered site or small developments

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$80,095.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 X R _____

C. FFY in which funding is requested 2002

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The EHDA would like to receive funds for Reimbursement of our local law enforcement officers at the EPD/EHDA Substation. They provide services over the baseline services. In addition, we propose to install fencing in an area to eliminate "shortcuts" through the housing complex that offenders take to evade police.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Rolling Hills Estates	198	393
South Hills Estates, Walnut-Hemlock Manor	126	268

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1997	N/A				
FY 1998	N/A				
FY 1999	N/A				
FY 2000	\$74,727.00	TN37DEP076001	\$37,363.50	N/A	6-30-02
FY 2001	\$80,095.00	TN37DEP076002	\$80,095.00	N/A	6-30-03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Our plan is to receive funding for Reimbursement of Law Enforcement and improve security by installing fencing. We have a Police Substation in our community. The officers provide services above baseline services. Compared to other PHAs, the EHDA has a low crime rate. We want to keep the emphasis on prevention. Installing a fence within the housing complex will prevent people from loitering behind buildings, which makes residents feel uncomfortable. This will also help eliminate a path by which offenders evade officers.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	60,000.00
9120 - Security Personnel	0.00
9130 - Employment of Investigators	0.00
9140 - Voluntary Tenant Patrol	0.00
9150 - Physical Improvements	20,000.00
9160 - Drug Prevention	0.00
9170 - Drug Intervention	0.00
9180 - Drug Treatment	0.00
9190 - Other Program Costs	95.00
TOTAL PHDEP FUNDING	80,095.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$60,000.00	
Goal(s)	Provide more officers, specifically for our Public Housing communities.						
Objectives	Have more officers available to respond to calls within the Public Housing communities and improve community relations between the local law enforcement officers and the residents through community policing.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Two officers @ EPD/EHDA Substation			6/30/02	6/30/04	\$60,000	0	Statistics and resident survey
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$0.00	
---------------------------------------	--	--	--	--	--	------------------------------------	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 – Physical Improvements					Total PHDEP Funding: \$20,000.00		
Goal(s)	Improve security.						
Objectives	Install fencing within the community to prevent loitering and eliminate an escape route for offenders fleeing from police.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Fencing			6/30/02	6/30/04	20,000	0	Resident survey
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$95.00		
Goal(s) Advertisements							
To pay for advertisements related to procurement of physical improvements							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Advertisements			6/30/02	6/30/04	\$ 95.00	\$0.00	none
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 15,000.00	Activity 1	\$30,000.00
9120				
9130				
9140				
9150	Activity 1	\$ 5,025.00	Activity 1	\$10,050.00
9160				
9170				
9180				
9190				

TOTAL		\$20,025.00		\$40,050.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

**ELIZABETHTON HOUSING AND DEVELOPMENT AGENCY, INC.
ORGANIZATIONAL CHART**

CITY OF ELIZABETHTON
Mayor Sam Laporte

CITIZENS OF ELIZABETHTON

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

PUBLIC HOUSING DEPARTMENT

PUBLIC HOUSING MANAGER

Susan Rutherford

OCCUPANCY SPECIALIST
Rick Whitman

RESIDENT SERVICES MANAGER
Vanessa McQueen

ASST RESIDENT SVCS. MGR (P/T)
Tony Carden

HOUSING INSPECTOR
Genna Price

ACCOUNT CLERK/CASHIER
Jackie Greene

SECRETARY/RECEPTIONST
Barbara Sams

ACCOUNTANT
MaryAnn Krell

ACCOUNTING ASSISTANT (P/T)
Ginger Cobb

PURCHASER/CLERK OF WORKS
Richard Lyons

BOARD OF COMMISSIONERS

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Mr. Kelly Geagley

**ASSISTANT EXECUTIVE
DIRECTOR**
Ms. Susan Rutherford

SECTION 8 DEPARTMENT

SECTION 8 COORDINATOR
Pam Norris

HOUSING SPECIALIST
Brenda Lyons

MAINTENANCE DEPARTMENT

MAINTENANCE SUPERVISOR
Jim McKinney

MAINTENANCE MECHANIC A
Stacy Bryan

MAINTENANCE MECHANIC A
Richard Lyons

MAINTENANCE MECHANIC A
Bobby Vines

MAINTENANCE MECHANIC B
Darrell Heaton

MAINTENANCE MECHANIC B
David Timbs

MAINTENANCE MECHANIC B
Cecil Whitehead

MAINTENANCE MECHANIC B (P/T)
Tim Tribble

GROUNDS MAINTENANCE
Three seasonal positions

Substantial Deviation and Significant Amendment or Modification

The Elizabethton Housing and Development Agency defines "Substantial Deviation" and "Significant Amendment or Modification" as:

1. Changes to rent or admissions policies or organization of the waiting list, except for those changes made to conform to HUD regulatory requirements.
2. 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 Program.
3. Additions of new activities not included in the current Public Housing Drug Elimination Program Plan.
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any significant amendment or modification to the plan will require that the EHDA submit a revised PHA Plan, meeting the full public process requirements.

There has been no substantial deviation and significant amendment or modification of the EHDA's PHA Plan.

**BRIEF STATEMENT OF PROGRESS IN MEETING
THE 5-YEAR MISSION AND GOALS**

MISSION

The Elizabethton Housing & Development Agency's mission is to provide drug free, safe and sanitary housing for families and provide opportunities to promote self-sufficiency and economic independence.

The EHDA continues to enforce the One Strike and You're Out rule with effective applicant screening and strict lease enforcement. Crime tracking is more effective with the help of the Elizabethton Police Department Substation. The EHDA continues to conduct 30/90-Day Housekeeping Inspections. Strict housekeeping is enforced as well as the responsibility of the resident's obligations to report repairs. Any deficiencies are dealt with by conducting follow-up inspection, issuing lease terminations or making referrals.

The EHDA Public Housing Program has reduced its vacancies and increased its waiting list. Additionally, outreach to those residents that are late paying their rent has helped reduced the number of delinquent accounts and detainer warrant actions. The Section 8 Department has realized an increase in the number of Section 8 Vouchers.

Training received by EHDA staff in 2000 included the Public Housing Reform Act workshop, as well as other local workshops. These training sessions helped to keep up with the Quality Housing and Work Responsibility Act changes.

GOALS

In 1999, the EHDA prepared 154 units for re-renting under the Public Housing Program. This was reduced to 128 in 2000.

The Section 8 Department held a meeting for landlords. The purpose of the meeting was to better educate landlords about the EHDA's program.

Advisory scores were issued for PHAS in 2000. The EHDA's score fell from 100% to 86.1.

Renovations made in the community which began in 2000 included additional parking, adding attic insulation, porch repair and creating bike/walk trails. Residents had requested that additional parking and the bike/walk trails be included in the Comprehensive Grant Program.

Public Housing continues to lease a temporarily deprogrammed unit to the Elizabethton Police Department Substation Officers to enhance security. The EHDA applied for the Public Housing Drug Elimination Program to further security improvements. The EHDA continues to hold monthly Neighborhood Watch Meetings for residents.

The Rent Phase-In Program has helped promote self-sufficiency. Most eligible residents that have taken advantage of the Rent Phase-In Program have vacated during the first twelve months.

The EHDA continues to ensure fair and equal housing opportunities for all applicants.

Resident Membership of the PHA Governing Board

The City of Elizabethton's Mayor Ken Wandell appointed Ms. Margaret Corcoran. Her five-year term of appointment as an EHDA Board of Commissioner began 8-25-99 and ends 8-25-04.

Membership of the Resident Advisory Board or Boards

The Elizabethton Housing Agency holds monthly Resident Meetings for Rolling Hills Estates (76-1) and South Hills Estates, Walnut/Hemlock Manor (76-2). A monthly newsletter is also distributed to residents. Volunteers for the Resident Advisory Board were recruited through the meetings and the monthly newsletter; they are as follows:

Mrs. Wanda Pierce
Mr. Darrell Pierce
Ms. Trim Snodgrass
Mr. Charles Lawson
Mrs. Connie McConnell
Mrs. Victoria Hyatt

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Capital Fund Program Grant No: TN37P07650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$ 40,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$ 5,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$119,092.00			
10	1460 Dwelling Structures	\$391,802.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Elizabethton Housing and Development Agency, Inc.	Grant Type and Number Capital Fund Program Grant No: TN37P07650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$575,894.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Elizabethton Housing and Development Agency, Inc.		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
TN 76-1	Annual Statement	\$0	\$0	\$0	\$0
TN 76-2		\$ 24,000.00	\$0	\$0	\$0
HA Wide		\$479,894.00	\$503,894.00	\$503,894.00	\$503,894.00
HA Wide 1408		\$ 47,000.00	\$ 47,000.00	\$ 47,000.00	\$ 47,000.00
HA Wide 1410		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
HA Wide 1430		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Total CFP Funds (Est.)		\$575,894.00	\$575,894.00	\$575,894.00	\$575,894.00
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :Two FFY Grant: 2003 PHA FY: 2004			Activities for Year: Three FFY Grant: 2004 PHA FY: 2005		
	HA Wide	Resident Svc. Mgr.	\$ 40,000.00	HA Wide	Resident Svc. Mgrs.	\$ 40,000.00
	HA Wide	Alcohol/Drug Progr.	\$ 7,000.00	HA Wide	Alcohol/Drug Progr.	\$ 7,000.00
	HA Wide	Clerk of Works	\$ 5,000.00	HA Wide	Clerk of Works	\$ 5,000.00
	HA Wide	A/E	\$ 20,000.00	HA Wide	A/E	\$ 20,000.00
	HA Wide	Enclose dumpsters	\$ 76,000.00	HA Wide	Additional parking	\$100,000.00
	HA Wide	Roof replacement	\$201,474.00	HA Wide	Attic louvers	\$ 29,474.00
	HA Wide	Washer boxes	\$155,000.00	HA Wide	Kitchen exhaust	\$125,000.00
	HA Wide	Porch repair/replace	\$ 47,420.00	HA Wide	Ranges	\$114,100.00
	TN 76-2	Bath grab bars	\$ 24,000.00	HA Wide	Refrigerators	\$100,000.00
				HA Wide	Building settlement	\$ 35,320.00

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

Activities for Year 1	Activities for Year : Four FFY Grant: 2005 PHA FY: 2006			Activities for Year: Five FFY Grant: 2006 PHA FY: 2007		
	HA Wide	Resident Svc. Mgr.	\$ 40,000.00	HA Wide	Resident Svc. Mgrs.	\$ 40,000.00
	HA Wide	Alcohol/Drug Progr.	\$ 7,000.00	HA Wide	Alcohol/Drug Progr.	\$ 7,000.00
	HA Wide	Clerk of Works	\$ 5,000.00	HA Wide	Clerk of Works	\$ 5,000.00
	HA Wide	A/E	\$ 20,000.00	HA Wide	A/E	\$ 20,000.00
	HA Wide	Upgrade electr./lighting	\$423,894.00	HA Wide	Community Building	\$503,894.00
	HA Wide	Exterior painting	\$ 80,000.00			

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **Two**

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
None

- c. How many Assessments were conducted for the PHA's covered developments? **Two**

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

<i>Development Name</i>	<i>Number of Units</i>
<i>None</i>	
<i>None</i>	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessment:
Not applicable; assessment completed

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Comprehensive Grant Program TN37P07670799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<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: 06/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	48,054.00		48,054.00	32,767.00
	Management Improvements Hard Costs				
4	1410 Administration	5,000.00		5,000.00	103.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000.00		42,000.00	27,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	151,892.00		151,892.00	151,892.00
10	1460 Dwelling Structures	91,040.00		91,040.00	91,040.00
11	1465.1 Dwelling Equipment—Nonexpendable	11,342.00		11,342.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Elizabethton Housing and Development Agency, Inc.	Grant Type and Number Comprehensive Grant Program TN37P07670799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	349,328.00		349,328.00	302,902.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Comprehensive Grant Program TN37P07670799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
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
HA Wide	Resident Initiative Coordinator		1408	2	20,000.00			Ongoing
HA Wide	Drug Elimination Program		1408		4,000.00			Ongoing
HA Wide	Digital Camera		1408	1	3,000.00		498.00	Complete
HA Wide	Lease/housekeeping video		1408		3,000.00		47.50	Complete
HA Wide	Clerk of Works		1410	1	10,000.00		5,000.00	Complete
HA Wide	A/E		1430	2	20,000.00			Change order for add'l work
TN 76-1	Additional parking		1450		125,500.00		128,099.35	Complete
TN 76-1	Bike/walk trail		1450		25,000.00		11,896.38	Complete
TN 76-2	Bike/walk trail		1450		30,000.00		11,896.38	Complete
TN 76-1	Attic insulation		1460		43,600.00		30,143.50	Complete
TN 76-1	Replace porches		1460		26,000.00		30,752.78	Complete
TN 76-2	Attic insulation		1460		37,800.00		30,143.50	Complete
HA Wide	Contingency		1502		1,428.00		0.00	Moved to 1408
TN76-2	Range replacement		1465.1		11,342.15		0.00	Fungibility - Complete

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

PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Comprehensive Grant Program TN37P07670799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Capital Fund Program Grant No: TN37P07650100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<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: 06/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$ 42,100.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$ 5,164.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 26,000.00		20,300.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 98,008.00			
10	1460 Dwelling Structures	\$296,548.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 96,600.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Elizabethton Housing and Development Agency, Inc.	Grant Type and Number Capital Fund Program Grant No: TN37P07650100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$564,420.00		20,300.00	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Capital Fund Program Grant No: TN37P07650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
HA Wide	Resident Services Manager		1408	2	\$ 42,100.00				
HA Wide	Clerk of Works		1410	1	\$ 5,164.00				
HA Wide	A/E		1430	3	\$ 26,000.00				Bid phase
HA Wide	Sidewalk replacement		1450		\$ 93,008.00				
HA Wide	Community signs		1450	5	\$ 5,000.00				
TN 76-1	Porch repair		1460		\$ 43,000.00				
TN 76-1	Closet door replacement		1460		\$178,220.00				
TN 76-1	Water heater replacement		1460		\$ 24,000.00				
HA Wide	Termite treatment		1460		\$ 51,328.00				
HA Wide	Appliance replacement		1465.1		\$ 96,600.00				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Elizabethton Housing and Development Agency, Inc.		Grant Type and Number Capital Fund Program Grant No: TN37P07650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<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: 06/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$ 36,474.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$ 5,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$220,092.00			
10	1460 Dwelling Structures	\$294,328.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Elizabethton Housing and Development Agency, Inc.	Grant Type and Number Capital Fund Program Grant No: TN37P07650101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$575,894.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

