

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

Rockwood Housing Authority
tn018v02
Version 2 – Submitted to HUD July 23, 2002

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

PHA Plan Agency Identification

PHAName: ROCKWOOD HOUSING AUTHORITY

PHANumber: TN018

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

PHA Plan Contact Information:

Name: MaryAnnR.Owings

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TDD: 865-354-3659

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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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 02
[24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body		
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards		
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)		
<input checked="" type="checkbox"/> Attachment G: Voluntary Conversion Initial Assessment		
<input type="checkbox"/> Other (List below, providing each attachment name)		
<input checked="" type="checkbox"/> P&E Report, dated 12 -31-2001 for TN37-PO18-501-00 (tn18a02)		
<input checked="" type="checkbox"/> P&E Report, dated 12 -31-2001 for TN37 -PO18-501-01 (tn18b02)		
<input checked="" type="checkbox"/> Deconcentration Policy (tn18c02)		

ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcoveredinother sections of this Update.

N/A

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAsarenotrequiredtocompletethiscomponent.

A. Yes No: IsthePHAeligibletoparticipateintheCFPinthefiscal year covered by this PHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown)CapitalFundProgramgrantfortheupcoming year? \$ **229,650**

C. Yes No DoesthePHAplantoparticipateintheCapitalFundPrograminthe upcomingyear?Ifyes,completetherestofComponent7.Ifno,skiptonextcomponent.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachment C

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachment B

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If“No”,skiptonextcomponent;if “yes”,completeoneactivitydescriptionforeachdevelopment.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPEVI or Conversion Activities)	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. Yes 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program
The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached at Attachment (Filename) _____ F

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment_F_.

- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
- Other: (list below)

B. 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: (**STATE OF TENNESSEE**)

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)

- 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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 Consolidated Plan for the State of Tennessee

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5 -year Plan:

The following are considered to be significant amendments or modifications:

- 1) Changes to rent or admissions policies or organization of the waiting list
- 2) Addition 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
- 3) Addition of new activities not included in the current PHDEP Plan (if applicable)
- 4) Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

B. Significant Amendment or Modification to the Annual Plan:

Same as "A" above.

Attachment A Supporting Documents Available for Review

PHAs are to 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	Related 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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing using Documentation Supporting Fair Housing Certifications: 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 jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> 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 <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> 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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/ s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self -sufficiency (ED/SS, T O Por ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP -funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration Information	(specify as needed) Annual Plan: Deconcentration

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

PHAName: Rockwood Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-PO18-501-02 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	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	1,000			
3	1408 Management Improvements	25,000			
4	1410 Administration	1,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000			
10	1460 Dwelling Structures	81,299			
11	1465.1 Dwelling Equipment — Nonexpendable	12,775			
12	1470 Nondwelling Structures	49,930			
13	1475 Nondwelling Equipment	35,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	146			
21	Amount of Annual Grant: (sum of lines 2 -20)	229,650			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security				
25	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: Rockwood Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO18-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	LS	1,000				
	Management Improvements & Salaries	1408	LS	20,000				
	Training	1408	LS	5,000				
	Advertising	1410	LS	1,000				
	Update Agency Plan	1430	LS	2,000				
	Environmental Review	1430	LS	1,000				
	A/E Fees	1430	LS	5,000				
	Landscaping	1450	LS	5,000				
	Paving	1450	LS	10,000				
	Roofing	1460	LS	10,000				
	Heaters	1460	LS	10,199				
	Floor Tile	1460	LS	14,100				
	Replace water heaters	1465	LS	4,000				
	Replace refrigerators	1465	LS	5,250				
	Replace ranges	1465	LS	3,525				
	Resident Computer Lab	1475	LS	4,000				
	Neighborhood Watch -supplies & equip.	1475	LS	500				
	Recreational equipment	1475	LS	3,000				
	Community Space equipment	1475	LS	1,000				
	Office furniture and equipment	1475	LS	1,000				
	Copier	1475	1	10,000				
	Maintenance equipment	1475	LS	1,000				
	Replace Pick -up truck	1475	1	15,000				
	Contingency	1502	LS	146				

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

PHAName: Rockwood Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO18-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN18-001	Kitchen renovations	1460	LS	12,000				
	Bathroom renovations	1460	LS	20,000				
	HVAC@Office/Comm.Room/Resident Service Center	1470	LS	20,400				
	Community Room Renovations	1470	LS	29,530				
TN18-002	Replac ridge vents	1460	LS	15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)
Part III: Implementation Schedule

PHAName: Rockwood Housing Authority	Grant Type and Number Capital Fund Program No: TN37-PO18-501-02 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide	06/30/2004			12/31/2005			
TN18-001	06/30/2004			12/31/2005			
TN18-002	06/30/2004			12/31/2005			

Capital Fund Program Five -Year Action Plan

Part I: Summary

PHANameRockwood		<input checked="" type="checkbox"/> Original 5 -Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:TN37 -PO18-501-03 PHAFY:2003	WorkStatementforYear3 FFYGrant:TN37 -PO18-501-04 PHAFY:2004	WorkStatementforYear4 FFYGrant:TN37 -PO18-501-05 PHAFY:2005	WorkStatementforYear5 FFYGrant:TN37 -PO18-501-06 PHAFY:2006
	Annual Statement				
PHA-Wide		98,375	93,375	113,375	94,375
TN18-001		30,000	3,000	159,600	5,000
TN18-002		72,500	90,000	27,000	170,000
CFPFundsListedfor 5-yearplanning		200,875	186,375	299,975	269,375
ReplacementHousing FactorFunds					

Capital Fund Program Five -Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: __ 2 __ FFY Grant: TN37 -PO18-501-03 PHAFY:2003			Activities for Year: _3_ _ FFY Grant: TN37 -PO18-501-04 PHAFY:2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-Wide	Operations	1,000	PHA-Wide	Operations	1,000
Annual Statement		Management Improvements/salaries	20,000		Management Improvements/salaries	20,000
		Training	5,000		Training	5,000
		Advertisement	1,000		Advertisement	1,000
		A/EFees	5,000		A/EFees	5,000
		Environmental Review	1,000		Environmental Review	1,000
		Update Agency Plan	2,500		Update Agency Plan	2,500
		Resident Computer Lab	4,000		Resident Computer Lab	4,000
		Neighborhood Watch Supplies and Equipment	500		Neighborhood Watch Supplies and Equipment	500
		Landscaping	5,000		Landscaping	5,000
		Cabinets	10,000		Cabinets	10,000
		Floortile	14,100		Floortile	14,100
		Replace water heaters	4,000		Replace water heaters	4,000
		Replace refrigerators	5,250		Replace refrigerators	5,250
		Replace ranges	3,525		Replace ranges	3,525
		Recreation equipment	3,000		Recreation equipment	3,000
		Maintenance equipment	1,000		Maintenance equipment	1,000
		Office furn./equipment	1,000		Office furn./equipment	1,000
		Community Space equipment	1,000		Community Space equipment	1,000
		Heaters	5,000		Heaters	5,000
		Contingency	500		Contingency	500
		Relocation	5,000			
		Subtotal	98,375		Subtotal	93,375
	TN18-001	Bathroom Renovations	20,000	TN18-001	Roofing – 1 bldg	3,000

	TN18-001	Stormwindows	10,000			
		Subtotal	30,000		Subtotal	3,000
	TN18-002	LBPAbatement	72,500	TN18-002	Roofing	90,000
		Subtotal	72,500		Subtotal	90,000
	TotalCFPEstimatedCost		\$200,875			186,375

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year: <u> 4 </u> FFY Grant: TN37 -PO18-501-05 PHAFY: 2005			Activities for Year: <u> 5 </u> FFY Grant: TN37 -PO18-501-06 PHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Operations	1,000	PHA-Wide	Operations	1,000
	Management Improvements/salaries	20,000		Management Improvements/salaries	20,000
	Training	5,000		Training	5,000
	Replace computers/software	20,000		Repair/replace plumbing	1,000
	Advertisement	1,000		Advertisement	1,000
	A/E Fees	5,000		A/E Fees	5,000
	Environmental Review	1,000		Environmental Review	1,000
	Update Agency Plan	2,500		Update Agency Plan	2,500
	Resident Computer Lab	4,000		Resident Computer Lab	4,000
	Neighborhood Watch Supplies and Equipment	500		Neighborhood Watch Supplies and Equipment	500
	Landscaping	5,000		Landscaping	5,000
	Cabinets	10,000		Cabinets	10,000
	Floor tile	14,100		Floor tile	14,100
	Replace water heaters	4,000		Replace water heaters	4,000
	Replace refrigerators	5,250		Replace refrigerators	5,250
	Replace ranges	3,525		Replace ranges	3,525
	Recreation equipment	3,000		Recreation equipment	3,000
	Maintenance equipment	1,000		Maintenance equipment	1,000
	Office furn./equipment	1,000		Office furn./equipment	1,000
	Community Space equipment	1,000		Community Space equipment	1,000
	Heaters	5,000		Heaters	5,000
	Contingency	500		Contingency	500
	Subtotal	113,375		Subtotal	94,375
TN18-001	Reroof storage bldgs.	2,600	TN18-001	Exterior Doorlocks	5,000
	Exterior Doorlocks	5,000			

	Weatherstripping	2,000			
	HVAC	150,000			
	Subtotal	159,600		Subtotal	5,000
TN18-002	Replace exterior door locks	5,000	TN18-002	HVAC	150,000
	Weatherstripping	2,000		Replace porch columns @ Martin Manor	20,000
	New exterior doors (Martin Manor)	20,000			
	Subtotal	27,000		Subtotal	170,000
Total CFPEstimatedCost		\$299,975			\$269,375

PHA 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.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

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

C. FFY in which funding is requested _____

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. This summary must not be more than five (5) sentences long.

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. Unit count information should be consistent with that available in PIC.

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)

F. Duration of Program

Indicate the duration (number of months funding 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).

12 Months _____ 18 Months _____ 24 Months _____

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 havenot been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. 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	Grant Start Date	Grant Term End Date
FY1995						
FY1996						
FY1997						
FY1998						
FY1999						

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.

B. PHDEP Budget Summary

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

FFY ____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding

9110 –ReimbursementofLawEnforcement	
9115 -SpecialInitiative	
9116 -GunBuybackTAMatch	
9120 -SecurityPersonnel	
9130 -EmploymentofInvestigators	
9140 -VoluntaryTenantPatrol	
9150 -PhysicalImprovements	
9160 -DrugPrevention	
9170 -DrugIntervention	
9180 -DrugTreatment	
9190 -OtherProgramCosts	
TOTALPHDEPFUNDING	

C. PHDEPPlanGoalsandActivi ties

Inthetablesbelow,provideinformationonthePHDEPstrategysummarizedabovebybudgetlineitem.Eachgoalandobjectiveshouldbenumberedsequentiallyfor eachbudgetlineitem(whereapplicable).Useasmanyrowsasnecessarytolistpropose dactivities(additionalrowsmaybeinsertedinthetables).PHAsarenotrequired topprovideinformationinshadedboxes.Informationprovidedmustbeconcise —nottoexceedtwosentencesinanycolumn.TablesforlineitemsinwhichthePHAhas nopla nmedgoalsoractivitiesmaybedeleted.

9110 –ReimbursementofLawEnforcement						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9115 -SpecialInitiative						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							

ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9116 -GunBuybackTAMatch					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9120 -SecurityPersonnel					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9130 –EmploymentofInvestigators					TotalPHDEPFunding:\$		
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.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
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: \$		
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.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
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:\$		
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:\$		
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:\$		
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.							

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Grace Carney**

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **5 years -03/08/2006**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: **03/08/2003**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mike Miller, Mayor of Rockwood

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Jim Cox –Evans Heights I
Ron Ford –Evans Heights I
Catie Ford –Evans Heights I
Gleneva Haney –Russell Park II
Imogene Glass –Russell Park I
Grace Carney –Evans Heights II
Susan Teasley –Member of the Community
Shirley Bradshaw –Evans Heights I
Helen Wheeler –Martin Manor

Required Attachment F: Comments of Resident Advisory Board and Explanation of PHA Response

A Resident Advisory Board meeting was held on February 12, 2002 to hear comments on Agency Plan for this year. There was a Public Hearing held on March 5, 2002 to hear comments on the FY2002 Agency Plan.

Below is a list of comments and how they have been addressed(**in bold**):

- Vanities at TN18 -2
- Range Hoods at TN18 -2
- Screen Doors at TN18 -2
- Replace storm windows at TN18 -1
- Stoves and Refrigerators

RHA has included in 5 -year plan

- Washer & Dryer Hook -ups at TN18 -2

Due to the space constraints in most of the apartments, this is not feasible. Where possible, the RHA will work with the resident.

- Storage buildings at TN18 -2

RHA has no plans at this time due to funding constraints but may address this in the future

Required Attachment G: Voluntary Conversion Initial Assessment

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

Two(2)

- 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)?

Zero(0)

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

One, the initial assessment

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

At this time, there are no developments that are appropriate for conversion at this time

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: RockwoodHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO18-501-00 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	40,000.00		40,000.00	40,000.00
3	1408ManagementImprovements	1,000.00		1,000.00	0.00
4	1410Administration	0.00		0.00	0.00
5	1411Audit				
6	1415LiquidatedDam ages				
7	1430FeesandCosts	16,500.00		16,500.00	16,500.00
8	1440SiteAcquisition				
9	1450SiteImprovement	16,000.00		16,000.00	9,250.00
10	1460DwellingStructures	96,175.00		96,175.00	10,146.00
11	1465.1DwellingEquipment —Nonexpendable	8,775.00		8,775.00	8,537.00
12	1470NondwellingStructures	50,550.00		50,550.00	0.00
13	1475NondwellingEquipment	8,000.00		8,000.00	2,174.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1Reloca tionCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	237,000.00		237,000.00	86,607.00
22	Amountoffline21RelatedtoLBPActivities				
23	Amountoffline21RelatedtoSection504compliance				
24	Amountoffline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountoffline21RelatedtoEnergyConservationMeasures				

Annual Statement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages								
PHAName: RockwoodHousingAuthority		GrantTypeandNumber CapitalFundProgramGr antNo: TN37-PO18-501-00 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalE stimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	LS	40,000		40,000.00	40,000.00	WorkComplete
	NeighborhoodWatchSupplies&Equip.	1408	LS	1,000		1,000.00	0.00	WorkinProg ress
TN18-001	A/EServices	1430	LS	6,500		6,500.00	6,500.00	WorkComplete
TN18-002	A/EServices	1430	LS	10,000		10,000.00	10,000.00	WorkComplete
PHA-Wide	Landscaping	1450	LS	10,000		10,000.00	9,250.00	WorkinProgress
TN18-002	ReplaceWasherdrain lines	1450	LS	6,000		6,000.00	0.00	NoWorkStarted
PHA-Wide	Replacewaterheaters	1460	LS	3,000		3,000.00		WorkinProgress
TN18-002	InstallCarbonMonoxideDetectors	1460	LS	4,500		4,500.00		WorkinProgress
PHA-Wide	LBPAbatement	1460	LS	85,175		85,175.00		WorkinProgress
TN18-001	Replacekitchencabinets	1460	LS	3,500		3,500.00		WorkinProgress
PHA-Wide	Replacerefrigerators	1465	LS	5,250		5,250.00		WorkinProgress
	Replaceranges	1465	LS	3,525		3,525.00		WorkinProgress
TN18-002	RenovationofCommunitySpacefor504 Compliance	1470	LS	50,550.00		50,550.00	0.00	NoWorkStarted
PHA-Wide	Recreationalequipment	1475	LS	5,000		5,000.00		WorkinProgress
	Communityspaceequipment	1475	LS	1,000		1,000.00		WorkinProgress
	OfficeFurnit ure&equipment	1475	LS	1,000		1,000.00		WorkinProgress
	Maintenanceequipment	1475	LS	1,000		1,000.00		WorkinProgress

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacemen tHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule**

PHAName: RockwoodHousingAuthority		GrantTypeandNumber CapitalFundProgramNo: TN37-PO18-501-00 ReplacementHousingFactorNo:				FederalFYofGra nt: 2000	
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide	03/31/2002			09/30/2003			
TN18-001	03/31/2002			09/30/2003			
TN18-002	03/31/2002			09/30/2003			

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

PHAName: RockwoodHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO18-501-01 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding: 12/31/2001 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	1,000		1,000.00	0.00
3	1408ManagementImprovements	35,000		0.00	0.00
4	1410Administration	1,000		0.00	0.00
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	19,500		19,500.00	0.00
8	1440SiteAcquisition				
9	1450SiteImprovement	16,000		0.00	0.00
10	1460DwellingStructures	127,699		0.00	0.00
11	1465.1DwellingEquipment —Nonexpendable	12,775		0.00	0.00
12	1470NondwellingStructures				
13	1475NondwellingEquipment	28,000		0.00	0.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency	1,225		0.00	0.00
21	AmountofAnnualGrant:(sumoflines2 -20)	242,199		20,500.00	0.00
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity —SoftCosts				
25	AmountofLine21RelatedtoSecurity —HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages								
PHAName: RockwoodHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO18-501-01 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	LS	1,000		1,000.00	0.00	Noworkperformed
	ManagementImprovements&Salaries	1408	LS	20,000		0.00	0.00	Noworkperformed
	ReplaceComputersoftware	1408	LS	10,000		0.00	0.00	Noworkperformed
	Training	1408	LS	5,000		0.00	0.00	Noworkperformed
	Advertising	1410	LS	1,000		0.00	0.00	Noworkperformed
	UpdateAgencyPlan	1430	LS	2,000		2,000.00	0.00	WorkinProgress
	EnvironmentalReview	1430	LS	1,000		1,000.00	0.00	WorkinProgress
	A/EFees	1430	LS	16,500		16,500.00	0.00	WorkinPorgress
	Landscaping	1450	LS	5,000		0.00	0.00	Noworkperformed
	Heaters	1460	LS	10,199		0.00	0.00	Noworkperformed
	Replacewaterheaters	1465	LS	4,000		0.00	0.00	Noworkperformed
	Replacerefrigerators	1465	LS	5,250		0.00	0.00	Noworkperformed
	Replacerranges	1465	LS	3,525		0.00	0.00	Noworkperformed
	ResidentComputerLab	1475	LS	4,000		0.00	0.00	Noworkperformed
	Neighborhoodwatchsupplies&equip.	1475	LS	1,000		0.00	0.00	Noworkperformed
	Recreationalequipment	1475	LS	5,000		0.00	0.00	Noworkperformed
	ComputerSpaceequipment	1475	LS	1,000		0.00	0.00	Noworkperformed
	Officefurnitureandequipment	1475	LS	1,000		0.00	0.00	Noworkperformed
	Hand-heldcomputer&software	1475	LS	15,000		0.00	0.00	Noworkperformed
	Maintenanceequipment	1475	LS	1,000		0.00	0.00	Noworkperformed
	Contingency	1502	LS	1,225		0.00	0.00	Noworkperformed

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages								
PHAName: RockwoodHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO18-501-01 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
TN18-001	Replacekitchencabinets	1460	LS	12,000		0.00	0.00	Noworkperformed
TN18-002	Replaceexteriorwaterlines(Martin)	1450	LS	11,000		0.00	0.00	Noworkperformed
	Installsecuritylighting(Martin)	1460	LS	6,000		0.00	0.00	Noworkperformed
	Lead-BasedPaintAbatement	1460	LS	99,500		0.00	0.00	Noworkperformed

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule**

PHAName: RockwoodHousingAuthority	GrantTypeandNumber CapitalFu ndProgramNo: TN37-PO18-501-01 ReplacementHousingFactorNo:	FederalFYofGrant: 2001
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterE ndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide	06/30/2003			12/31/2004			
TN18-001	06/30/2003			12/31/2004			
TN18-002	06/30/2003			12/31/2004			

ADMISSION POLICY FOR DECONCENTRATION

The United States Congress enacted the Quality Housing and Work Responsibility Act (QHWRA) on October 21, 1998. In accordance with this act, the Rockwood Housing Authority (RHA) proposes an admissions policy designed to provide for the deconcentration of poverty and income mixing. Bringing higher income residents into lower income family developments and bringing lower income residents into higher income family developments will accomplish this. The Admissions and Continued Occupancy Policy (ACOP) of the RHA has been modified to achieve this goal and incorporate this policy by reference.

Selection of Very Low Income Families:

The new act also requires RHA to ensure that at least 40 percent of all families admitted into public housing have incomes that do not exceed 30 percent of the area median. At the present time, 90 percent of the public housing applicants have incomes at 30 percent or less of the median. Since the number of very low income applicants is high, the RHA does not feel it is necessary to have a special plan. However, the 40 percent requirement for all new public housing admissions will be monitored on a quarterly basis to ensure compliance.

Existing Conditions:

The existing conditions reflect that most of RHA's higher income families live in Evans Heights (TN018 -02) and most of the lower income families live in Evans Heights (TN018 -01).

DECONCENTRATION POLICY

The existing conditions shown above present a considerable challenge to change housing patterns that have built up over many years. The RHA will offer the following incentives to help reverse these trends:

1. Once the current modernization for both sites of Evans Heights is completed, the first priority of RHA modernization funds will be spent on Evans Heights (TN018 -01), as these are the authority's oldest units. The RHA will take measures to remodel the interiors, make the site improvements so the housing is aesthetically pleasing and improve the exterior lighting to enhance the perception of safety.
2. Incentives for new applicants will be provided through a working family preference to be proposed in the new ACOP. The RHA will also use an income range preference to select applicants with higher incomes.

3. The RHA will also increase its affirmative marketing for higher income applicants.
4. Incentive transfers will be offered to working families to move into Evans Heights (TN018 -01). No incentive transfers will be allowed into Evans Heights (TN018 -02).
5. Finally, the most powerful incentive will be the utilization of the new rent structures required by the QHWRA. This will be an incentive to both new applicants and existing residents. The definitions of these rents areas follows:
 - a. **FLAT RENTS:** The law requires that RHA establish a flat rent for each public housing unit. The flat rent must be based on the value of the unit and designed so that it does not discourage families working toward economic self-sufficiency. A flat rent has been established for each site and unit type, but will not be charged if there is a lower ceiling rent applicable for the unit.
 - b. **CEILING RENTS:** The RHA has established ceiling rents for family housing at a reasonable rate but not less than 75 percent of the monthly cost to operate the housing. Units designated for elderly and handicapped must have rents set at 100 percent of the monthly cost to operate the units.
 - c. **FAMILY CHOICE OF RENT AMOUNT:** Each year, each public housing family may choose to have their rent based on the formula method or a flat amount as established by the RHA. For families electing the flat rent, the RHA will be required to reexamine the family's income at least once every three years.

CONCLUSION:

Overtime, and for many reasons, lower income families have become concentrated in Evans Heights (TN018 -01). The RHA needs to provide mixed income developments. This deconcentration policy and its incentives will begin to provide more socially and income balanced developments.