

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

The Clarksville Housing Authority
721 Richardson Street
Clarksville, TN 37041

TN010v01

FINAL

**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: The Clarksville Housing Authority PHA Number: TN010

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units: **510**
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 2008 - 2012
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
Unit Turnaround Time
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Clarksville Housing Authority has completed this Agency Plan in consultation with CHA residents and the local community. The Resident Advisory Board reviewed the Plan on May 6, 2008. The residents and public were afforded the opportunity to review the Plan and offer comments at a formal public hearing conducted on June 25, 2008.

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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form HUD 50075 (03/2003)

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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:

- Admissions Policy for Deconcentration **Attachment A**
- FY 2008 Capital Fund Program Annual Statement **Attachment I**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members **Attachment D**
- List of Resident Board Member **Attachment E**
- Community Service Description of Implementation **Attachment H**
- Information on Pet Policy **Attachment C**
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan **Attachment J**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Attachment B - Definition of Substantial Deviation**
 - Attachment F - Progress in meeting FY 2007 Goals/Objectives**
 - Attachment G - Resident Assessment Follow-Up Plan**
 - Attachment I - Phase In Fees**
 - Attachment K - Performance and Evaluation Report**

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 <input checked="" 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
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	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 the active grant year	Annual Plan: Capital Needs
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	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
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	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	2697	5	5	2	2	NA	NA
Income >30% but <=50% of AMI	2691	3	3	3	3	NA	NA
Income >50% but <80% of AMI	6372	2	2	2	2	NA	NA
Elderly	848	2	2	2	2	NA	NA
Families with Disabilities	265	NA	NA	2	2	NA	NA
Race/Ethnicity	NA	NA	NA	2	2	NA	NA
Race/Ethnicity	NA	NA	NA	2	2	NA	NA
Race/Ethnicity	NA	NA	NA	2	2	NA	NA
Race/Ethnicity							

***Source: Comprehensive Housing Affordability Strategy (CHAS), Clarksville Jurisdiction Area, 2000 census data**

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: **July 1, 2005-June 30, 2010**
- 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)

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	323		127
Extremely low income <=30% AMI	284	87.92%	
Very low income (>30% but <=50% AMI)	34	10.52%	
Low income (>50% but <80% AMI)	6	1.85%	
Families with children	184	56.96%	
Elderly families	3	.93%	
Families with Disabilities	58	17.95%	
Race/ethnicity (w)	121	37.46%	
Race/ethnicity (b)	180	55.72%	
Race/ethnicity (h)	9	2.78%	
Race/ethnicity-other	17	5.26%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	111	34.36%	
2 BR	162	50.15%	
3 BR	39	12.07%	
4 BR	4	1.23%	

Housing Needs of Families on the Waiting List			
5 BR	6	1.85%	
5+ BR	NA	NA	NA
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes:</p> <p>How long has it been closed (# of months) 1-14 months depending on BR size</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes-3, 4 & 5 Bedrooms only.</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Natural Disaster Victim</p>			

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

form HUD 50075 (03/2003)

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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 2008 grants)		
a) Public Housing Operating Fund	1,708,865.	
b) Public Housing Capital Fund	877,273.	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2007 CFP Grant	336,459.	Operations
3. Public Housing Dwelling Rental Income		
	758,952.	Operations
4. Other income (list below)		
Utilities	5,232.	Operations
Interest	31,684.	Operations
Other Income	28,000.	Operations
4. Non-federal sources (list below)		
Total resources	3,746,645.	

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)
- When families are within a certain time of being offered a unit: **1 Month**
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity

- Rental history
- Housekeeping
- Other (describe)

- c. 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**

Not Applicable

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. 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:

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. 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 (Natural Disaster)
- 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
- 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:

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

Other preferences (select all that apply)

- 2** Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 4** Residents who live and/or work in the jurisdiction
- 3** 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)

- 3 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
 - Other preference(s) (list below)

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)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- 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)

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

(6) Deconcentration and Income Mixing

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 Not Applicable

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:

(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)

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)

form HUD 50075 (03/2003)

- \$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:

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

1. Yes 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)

- For the earned income of a previously unemployed household member
- 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
- 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)

Ceiling Rents are set at the same amount as the Flat Rents.

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)_____
- Other (list below)

Change of family composition
Decrease in income

g. Yes 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.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance Not Applicable

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
- 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)

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:

The Clarksville Housing Authority, which has a five member Board of Commissioners, is managed by a full-time executive director.

The Organization of the agency is divided as reflected below:

Administration – This division is responsible for all management, accounting, personnel, payroll, procurement and general services.

Occupancy – This division is responsible for intake of application, leasing, recertification, rent collection, work order intake and resident program.

Maintenance - This division is responsible for routine and preventative maintenance, annual unit inspection, check-ins, etc.

Modernization - This division is responsible for the management of the authority’s capital program, from planning to oversight of the general contractors.

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	509	127
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
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)

Public Housing Maintenance and Management Policies
ACOP
Alcohol and Drugs
Capitalization
Collection
Collection Losses/Charge Off
Code of Ethics
Computer & Internet
Criminal Trespass
Grievance Procedure
Disposition
Harassment
Investment
Minority Business Enterprise
Personnel
Pest Control
Pet Policy
Public Records
Statement of Procurement
Reimbursement of Travel Expenses
Safety Rules
Vehicle
Violence Against Women Act

(2) Section 8 Management: (list below)

Not Applicable

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 **Not Applicable**

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 **J**

-or-

- 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. 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:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **J**

-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 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: <u>Lincoln Homes</u> 1b. Development (project) number: <u>TN010-001 & TN010-007</u>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>08/29/2008</u>
5. Number of units affected: <u>6</u>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

- a. Actual or projected start date of activity: 1/2009
 b. Projected end date of activity: 4/2009

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 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: (DD/MM/YY)	
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 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 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 Not Applicable

1. 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 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 (1)]

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:

Yes No: Has the PHA has 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? 01/28/04

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

- Client referrals
 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

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 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
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- 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
- Residents fearful for their safety and/or the safety of their children
- 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).

- Safety and security survey of residents
- 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
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

TN010-001, 002, -003, -004, -005, -007 and -008

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)

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

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

TN010-001,-002

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)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- 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)

TN010-001, -002, -003, -004, -005, -007 & -008

D. Additional information as required by PHDEP/PHDEP Plan Not Applicable

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] **See Attachment C**

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:
Resident suggestions included bathroom vanities, outside water fountain, park benches, parking, gutters on front of all buildings and support of the demolition of Building 19 Lincoln Homes and the conversion of some larger units to smaller units.

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)

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)

Consolidated Plan: City of Clarksville, 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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

form HUD 50075 (03/2003)

Attachments

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

Attachment A—

DECONCENTRATION POLICY FOR THE CLARKSVILLE HOUSING AUTHORITY

1. DECONCENTRATION POLICY

- a. The objective of the Deconcentration Policy for The Clarksville Housing Authority (CHA) is to achieve the goal that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development or census tract. The CHA will take actions as necessary to achieve the goal that no individual development has a concentration of higher income or lower income families. To ensure that the CHA does not concentrate families with higher or lower income levels in any one development, the CHA will track the status of family income, by development, on a monthly basis utilizing income reports generated by the CHA's computer system.
- b. The CHA will periodically compare the relative incomes of its developments to the relative incomes of the census tracts in which they are located. Where significant differences are identified, income targeting will be applied.

2. INCOME TARGETING

- a. In an effort to accomplish the deconcentration goals, The Clarksville Housing Authority will take the following actions:
 1. At the beginning of each fiscal year, The Clarksville Housing Authority will establish a numerical goal for admission of families whose incomes are at or below 30 percent of the area median income. The target annual goal will be calculated by taking 40 percent of the total number of move-ins from the previous CHA fiscal year.
 2. The CHA will limit the number of admissions to ensure that not less than 40 percent of admissions are families with incomes at or below 30 percent of the area median income.
 3. The CHA will skip families on the waiting list or skip developments to accomplish these goals.
- b. The Clarksville Housing Authority will not hold units vacant to accomplish these goals.

Attachment B –Definition of Substantial Deviation

PHA’s definition of “Significant Amendment or Substantial Deviation” from its 5-Year and Annual Plans:

1. Significant changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work items (items not included in the Annual Statement or 5-Year Action Plan) exceeding 10% of total grant or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership 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.

Attachment C—Pet Policy

Residents of The Clarksville Housing Authority may own and keep common household pets. However, prior to housing any pet on the premises, the residents must have written permission from The Clarksville Housing Authority Executive Director or Assistant Director/Project Manager. In order to receive permission for a pet, the following rules will apply:

1. Evidence that the pet has received current rabies and distemper inoculations or boosters as applicable.
2. Evidence that the pet has been spayed or neutered as applicable.
3. Pet deposit in the amount of \$100.00 is required, which is refundable when the resident moves out or upon removal of the pet from the premises as long as there are no damages to the unit caused by the pet.

All residents with permission to have pets shall comply with the following rules:

1. Permitted pets are domesticated dogs, cats, birds, and fish aquariums. Snakes are not permitted. The size of the dog or cat may not exceed the following adult size:

Dog – 15 inches tall when full grown
Cat – 10 inches tall when full grown

The following dogs are not allowed: Rotweilers, Pit Bulls, Dobermans, Boxers, or Chows.
2. Only one pet per household is permitted.
3. Dogs and cats must be licensed yearly and residents must show proof of annual rabies and distemper booster inoculations.
4. Vicious and/or intimidating animals will not be allowed.
5. All dogs and cats must be spayed or neutered, as applicable, and evidence shown from a licensed Veterinarian.
6. Dogs and cats must remain inside resident’s unit, or if outside unit, be within resident’s yard area and on a secured chain.
7. Dogs and cats must not be allowed to roam or be loose within the development.
8. When taken from the unit or yard area, dogs and cats must be on a leash, and controlled by an adult.
9. Birds must be confined to a cage at all times.
10. Residents are responsible for all local pet ordinances established by the City of Clarksville.

11. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere, and diminish" shall include, but not be limited to barking, charging, biting, scratching, and other like activities.
12. Residents are solely responsible for cleaning up pet droppings, inside and outside the unit and on property grounds. Droppings must be disposed of by being placed in a plastic sack and then placed in the resident' trash can provided outside the unit.
13. Residents shall take adequate precautions and measures necessary to eliminate pet odors within and/or around the unit and shall maintain the unit and ground area in a sanitary condition at all times.
14. If pets are found to be left unattended for a period of 24 hours or more, The Clarksville Housing Authority reserves the right to enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Tennessee State law and pertinent local pet ordinances. The Clarksville Housing Authority accepts no responsibility for the animal under such circumstances.
15. Residents shall not alter their units, porch, or yard in any manner in order to create an enclosure for the pet.
16. Residents are responsible for all damages caused by their pets, including the cost of cleaning and spraying of the unit for fleas and/or ticks.
17. Residents are prohibited from feeding or harboring stray animals.
18. Should any pet give birth to a litter, all animals must be removed from the premises.
19. Residents shall not be allowed to keep any pets on a temporary basis.
20. Residents must identify an alternate custodian for their pet in case of resident's illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the resident's absence.

The privilege of maintaining a pet in a facility owned and operated by The Clarksville Housing Authority shall be subject to the rules above. This privilege may be revoked at any time subject to the Housing Authority grievance procedures.

If the animal should become destructive, create a nuisance, represent a threat to the health and security of other residents, or create a cleanliness or sanitation problem, The Housing Authority shall revoke all pet privileges including removal of the pet and/or eviction from the unit.

Attachment D – Membership of the Resident Advisory Board

Yvonne Chambers
Rosa Davis
Mary F. Elliott
Stephanie Dixon
Rosella Griffin
Margie Quarles
Lucille Sweatt
Martha Weatherspoon

Attachment E – Resident Membership on the Board of Commissioners

Mary F. Elliott

Attachment F – Progress in Meeting FY2007 Goals/Objectives

1. **Goal – Expand the supply of assisted housing:** The CHA continues to make effort to reduce the turnaround time to prepare a unit for occupancy.
2. **Goal – Improve the quality of assisted housing:**
 1. We are continually upgrading and modernizing our public housing units.
 2. In FY2003, we installed air conditioning, sidewalks, dryer vents and exterior improvements.
3. **Goal – Provide an improved living environment:** The CHA continues to implement safety and security activities.
4. **Goal – Promote self-sufficiency and asset development of assisted households:** We have revised our ACOP to give preference to working families. The CHA leadership program also promotes self-sufficiency.
5. **Goal – Ensure equal opportunity and affirmatively further fair housing:** The CHA continues to operate its public housing program to ensure equal access to all regardless of race, color, religion, national origin, sex, familial status, and disability. Our inspections, maintenance and modernization programs are spread equally among all of our developments.

Attachment G – Resident Assessment Follow-Up Plan

1. **Communication** –The Clarksville Housing Authority continues to improve communications with the residents. Residents are informed of programs being provided by area churches, civic organizations and other government agencies through a monthly newsletter. The newsletter also provides safety and maintenance tips, notice of upcoming meetings and other issues that have an impact on the residents. The CHA meets monthly with residents to address issues they may be concerned with. The CHA also posts the newsletter and other notices in the lobby of the office and at our community centers. The Resident Services Coordinator is working with residents. A resident association has been formed in the largest public housing site. It is anticipated communication with the residents will be improved.
2. **Safety** –The CHA continues to work with residents and police to reduce crime and improve the safety of our residents. The Clarksville Police Department has established a sub-station in one of the Authority's developments. Their presence has greatly enhanced security at this site. The CPD meets monthly with representatives of The CHA staff and residents to discuss problems within the developments. The CHA continues to provide additional lighting and fencing thru the CFP to increase security. The CHA continues to address safety and security for all the residents within our communities through these efforts.
3. **Neighborhood Appearance** –The CHA continues to improve the appearances of our communities through various efforts. CFP funds have been used for exterior renovations to enhance curb appeal. CHA crews check the sites, including playgrounds, daily picking up debris. Free mowing service is provided during the mowing season. The Authority trims trees and shrubs regularly. Landscaping, consisting of planting trees and flowers, and grass seeding and fertilizing, continues to improve the appearance of all areas. A more effective pest control application was implemented in FY2003. New playground equipment has been installed at all sites. Replacement playground equipment is included in the CFP. Playgrounds are inspected regularly for faulty equipment. Neighborhood appearance is an ongoing process that is being enhanced by the above efforts.

Attachment H – Community Service Program

All families will be given a written description of the service requirement, and of the process for claiming status as an exempt person. This will include the PHA's determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons. The PHA will provide a form to any family members requesting exemption from the service and will advise the member what documentation is required to support the exemption. The PHA will approve or deny the request for exemption within 30 days from receipt of a request that includes required documentation. A family member may request an exempt status at anytime.

The PHA will provide a listing of qualifying community service or self-sufficiency activities that will meet this requirement. The PHA may update this list at anytime. Each nonexempt family member will be given a community service time sheet to track the monthly volunteer hours. A supervisor must sign and date each period of work. If qualifying activities are administered by an organization other than the PHA, a family member who is required to fulfill a service requirement must provide signed community service time sheets certifying to the PHA by such other organization that the family member has performed such qualifying activities.

The PHA must review family compliance with service requirements, and must verify such compliance annually at least thirty days before the end of the twelve-month lease term. The PHA must retain reasonable documentation of service requirement performance in tenant files.

If the PHA determines that there is a family member who is required to fulfill a service requirement, but who has violated this family obligation (noncompliant resident), the PHA must notify the tenant of this determination.

If the tenant or another family member has violated the service requirement, the PHA may not renew the lease upon expiration of the term with exceptions.

In implementing the service requirement, the PHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by PHA employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

Attachment I -- Phase-in Management Fees

The Clarksville Housing Authority (CHA) elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$80.06 PUM, based on most recent financial statements (FYE 2007), including all administrative expenses as well as Insurance. The allowable management fees for the CHA are as follows:

1. Management Fees – \$ 42.42 PUM
 2. Bookkeeping Fee – \$ 7.50 PUM
 3. Asset Management Fee – \$ 10.00 PUM
- Total – \$ 59.52 PUM

The difference between the current overhead costs of \$80.06 PUM, and the allowable fee schedules, is \$20.14. The Clarksville Housing Authority proposes the following phase-in schedule:

Schedule of Phased-in Management Fees For The Clarksville Housing Authority

2008 (Initial Year of Project Based Budgeting and Accounting)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4, first year of full compliance)
\$80.06 PUM	\$73.50	66.75	59.92

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

PHA Name: The Clarksville Housing Authority	Grant Type and Number Capital Fund Program Grant No. TN43P010501-08 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2008
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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	\$175,454.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$48,500.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$87,727.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$60,000.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$39,500.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$381,092.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$9,000.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$20,000.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$50,000.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$6,000.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$877,273.00	\$0.00	\$0.00	\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measure	\$0.00	\$0.00	\$0.00	\$0.00	

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

Development Number/HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA Name: The Clarksville Housing Authority Grant Type and Number: Capital Fund Program Grant TN43P010501-08 Replacement Housing Factor Grant No: 2008 Federal FY of Grant: 2008								
AMP 1	Site:							
	Play Ground Equipment	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Landscaping			\$5,000.00		\$0.00	\$0.00	
	Sidewalk Repairs			\$3,000.00		\$0.00	\$0.00	
	Security Lighting			\$1,000.00		\$0.00	\$0.00	
	Fencing			\$3,000.00		\$0.00	\$0.00	
	Parking			\$1,000.00		\$0.00	\$0.00	
	Force Account Labor			\$2,000.00		\$0.00	\$0.00	
			Total Site:	\$20,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Mechanical and Electrical:							
	Meter Centers & Panels & HVAC	1460		\$10,000.00		\$0.00	\$0.00	
			Total M&E:	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Building Exterior:							
	Roofing/Fire Stops 10-1	1460	16	\$128,000.00		\$0.00	\$0.00	
	Exterior Doors, Frames & Hardware			\$5,000.00		\$0.00	\$0.00	
	Porch Upgrades & Exterior Face-Lift			\$5,000.00		\$0.00	\$0.00	
	Exterior Renovation			\$3,000.00		\$0.00	\$0.00	
	Force Account Labor			\$3,000.00		\$0.00	\$0.00	
	Exterior Window & Security Screens			\$5,000.00		\$0.00	\$0.00	
			Total B.E.:	\$151,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Clerk of the Works	1460		\$25,000.00				
AMP 1	Dwelling Units:							
	Interior Renovations	1460		\$3,000.00		\$0.00	\$0.00	
						\$0.00	\$0.00	
			Total DU:	\$3,000.00		\$0.00	\$0.00	
AMP 1	NonDwelling Structures:							
	Renovations	1470		\$3,000.00		\$0.00	\$0.00	
			Total NDSS:	\$3,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Demolition Dwelling Units:							
	Building #19	1485		\$50,000.00		\$0.00	\$0.00	
			Total D.U.:	\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Relocation Costs:							
	Relocation of Tenants	1495		\$6,000.00		\$0.00	\$0.00	
			Total	\$6,000.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$243,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
The Clarksville Housing Authority		Capital Fund Program Grant: TN43P010501-08 Replacement Housing Factor Grant No.:		2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP 2	Site:							
	Playground Equipment	1450		\$5,000.00		\$0.00	\$0.00	
	Landscaping			\$4,500.00		\$0.00	\$0.00	
	Sidewalk Repairs			\$3,000.00		\$0.00	\$0.00	
	Security Lighting			\$1,000.00		\$0.00	\$0.00	
	Fencing			\$3,000.00		\$0.00	\$0.00	
	Parking			\$1,000.00		\$0.00	\$0.00	
	Force Account Labor			\$2,000.00		\$0.00	\$0.00	
			Total Site:	\$19,500.00		\$0.00	\$0.00	
AMP 2	Mechanical and Electrical: Meter Center, Panel & HVAC	1460		\$5,000.00		\$0.00	\$0.00	
			Total M&E:	\$5,000.00		\$0.00	\$0.00	
AMP 2	Building Exterior:							
	Roofing/Fire Stops 10-2	1460	18	\$134,000.00		\$0.00	\$0.00	
	Porch Upgrades/Exterior Face-Lift			\$7,092.00		\$0.00	\$0.00	
	Exterior Doors, Frames & Hardware			\$5,000.00		\$0.00	\$0.00	
	Exterior Renovation			\$5,000.00		\$0.00	\$0.00	
	Force Account Labor			\$3,000.00		\$0.00	\$0.00	
	Replace Windows/Security Screens			\$5,000.00		\$0.00	\$0.00	
			Total B.E.:	\$159,092.00		\$0.00	\$0.00	
AMP 2	Clerk of the Works	1460		\$25,000.00				
AMP 2	Dwelling Units: Interior Renovations	1460		\$3,000.00		\$0.00	\$0.00	
			Total DUs:	\$3,000.00		\$0.00	\$0.00	
AMP 2	Dwelling Equipment: None	1465.1		\$0.00		\$0.00	\$0.00	
			Total D.E.:	\$0.00		\$0.00	\$0.00	
AMP 2	Nondwelling Structures: Renovations	1470		\$6,000.00		\$0.00	\$0.00	
			Total NDS.:	\$6,000.00		\$0.00	\$0.00	
			Project Total:	\$192,592.00		\$0.00	\$0.00	
			Total, AMP 2			\$0.00	\$0.00	

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name: The Clarksville Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____			
Development Number /Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:
AMP 1					
TN010-001		\$0	\$40,000	\$0	\$0
TN010-003		\$0	\$0	\$0	\$0
TN010-005		\$0	\$0	\$0	\$0
TN010-007 - Ford & Vanleer	Annual	\$265,549	\$0	\$0	\$0
TN010-008		\$0	\$0	\$0	\$0
AMP 2					
TN010-002		\$500	\$0	\$0	\$0
TN010-004		\$0	\$0	\$0	\$0
TN010-007	Statement	\$0	\$174,025	\$0	\$0
HA-Wide Physical Activities		\$239,543	\$291,567	\$455,592	\$505,592
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Contingency @ X%		\$0	\$0	\$0	\$0
CFP Funds Listed for					
5-year planning		\$505,592	\$505,592	\$455,592	\$505,592
Replacement Housing					
Factor Funds		\$0	\$0	\$0	\$0

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

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:		Activities for Year 3 FFY Grant: 2010 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AMP's 1 & 2	HA-WIDE Site: Playground Equipment		AMP's 1 & 2	HA-WIDE Site: Playground Equipment	\$5,000
	-	Landscape	\$5,000	-	Landscape	\$5,000
	-	Sidewalk Repairs	\$5,000	-	Sidewalk Repairs	\$5,000
	-	Security Lighting	\$5,000	-	Security Lighting	\$5,000
	-	Security Fencing	\$5,000	-	Security Fencing	\$5,000
	-	Parking & Striping	\$5,000	-	Parking & Striping	\$5,000
	-	Handrails	\$5,000	-	Handrails	\$5,000
	-	Trascan Holders	\$5,000	-	Clothesline Poles	\$5,000
	-	Force Account Labor	\$5,000	-	Re-Surface Basketball Courts	\$5,000
	-	Total Site:	\$45,000	-	Total Site:	\$45,000
Annual	AMP's 1 & 2	ON-DEMAND Mech. and Electrical: Electrical Meter Centers/Panels	\$10,000	AMP's 1 & 2	ON-DEMAND Mech. and Electrical: Electrical Meter Centers/Panels	\$16,904
	-	Total M&E:	\$10,000	-	Total M&E:	\$16,904
	AMP's 1 & 2	ON-DEMAND Building Exterior: Exterior Building Renovations	\$5,000	AMP's 1 & 2	ON-DEMAND Building Exterior: Exterior Building Renovations	\$5,000
	-	Force Account Labor	\$5,000	-	Force Account Labor	\$5,000
	-	Roofing	\$64,215	-	Roofing and Fire Stops	\$54,958
	-	Exterior Door Replacement	\$34,500	-	Exterior Door Replacement	\$35,000
	-	Exterior Windows & Security Screen	\$35,328	-	Exterior Windows & Security Screen	\$37,705
	-	Re-Construction - 900 Block	\$265,549	-	Total B.E.:	\$137,663
	-	Total B.E.:	\$409,592	-	ON-DEMAND Dwelling Units: Interior Renovations	\$5,000
	-	ON-DEMAND Dwelling Units: Interior Renovations	\$20,000	TN010-007	New Construction - 900 Block	\$174,025
Statement	AMP's 1 & 2	Total Dus:	\$20,000	-	Total Dus:	\$179,025
	-	Non Dwelling Structures	\$20,000	-	Non Dwelling Structures	\$40,000
	AMP's 1 & 2	Community Buildings	\$500	AMP's 1 & 2	Community Center Renovation	\$20,000
	AMP 2	Central Office Building Renovation	\$500	AMP's 1 & 2	Headstart Renovation	\$40,000
	-	Total Demolition	\$1,000	AMP's 1 & 2	Interior/Exterior Building Renovat	\$2,000
	-	Demolition	\$20,000	-	Total NDE	\$102,000
	-	Demolition	\$20,000	AMP's 1 & 2	Non Dwelling Equipment	\$10,000
	-	Total Demolition	\$20,000	-	Computer Hardware	\$15,000
	-	Computer Hardware	\$20,000	-	Modernization Truck	\$25,000
	-	Modernization Truck	\$20,000	-	Total NDE	\$505,592
Subtotal of Estimated Cost		\$505,592	Subtotal of Estimated Cost		\$505,592	

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

Activities for Year 1	Activities for Year 4 FFY Grant: 2011 PHA FY:		Activities for Year 5 FFY Grant: 2012 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AMP's 1 & 2	HA-WIDE Site:		AMP's 1 & 2	HA-WIDE Site:	
	-	Playground Equipment	\$5,000		Playground Equipment	\$5,000
	-	Landscaping	\$5,000		Landscaping	\$5,000
	-	Sidewalk Repairs	\$5,000		Sidewalk Repairs	\$5,000
	-	Security Lighting	\$5,000		Security Lighting	\$5,000
	-	Security Fencing	\$5,000		Security Fencing	\$5,000
	-	Parking & Striping	\$5,000		Handrails	\$5,000
	-	Sewer Laterals	\$105,000		Mailboxes	\$5,000
	-	Total Site	\$135,000		Waterlines/Meter Centers	\$79,828
	-				Total Site:	\$114,828
Annual	AMP's 1 & 2	ON-DEMAND Building Exterior:				
	-	Exterior Building Renovations	\$5,000			
	-	Force Account Labor	\$5,000	AMP's 1 & 2	ON-DEMAND Building Exterior:	
	-	Exterior Face Lift/Front Porches	\$94,768	-	Exterior Building Renovations	\$5,000
	-	Exterior Door Replacement	\$5,000	-	Force Account Labor	\$5,000
	-	Exterior Windows & Security screen	\$69,877	-	Foundation Repairs	\$30,000
	-	Roofing/Fire Stops	\$70,947	-	Exterior Door Replacement	\$40,000
	-	Total B.E.:	\$250,592	-	Exterior Windows & Security screen	\$39,877
	-			-	Roofing/Fire Stops	\$63,472
	-			-	Total B.E.:	\$183,349
Statement	AMP's 1 & 2	ON-DEMAND Dwelling Units:		AMP's 1 & 2	ON-DEMAND Dwelling Units:	
	-	Interior Renovations	\$50,000	-	Interior Renovations	\$10,000
	-	Total DUS:	\$50,000	-	Total DUS:	\$10,000
	AMP's 1 & 2	Clerk of the Works	\$50,000	AMP's 1 & 2	Non Dwelling Structures	\$165,511
	-			-	Community Building	\$20,000
	AMP's 1 & 2	Non Dwelling Equipment	\$20,000	AMP's 1 & 2	Foundation Repairs	\$185,511
	-	Modernization Equipment	\$20,000	-	Non Dwelling Equipment	\$11,904
	-	Total NDE	\$20,000	-	A/C Tools and Equipment	\$11,904
	-			-	Total NDE	\$11,904
	-			-		
	Subtotal of Estimated Cost	\$505,592	Subtotal of Estimated Cost		\$505,592	

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRI) Part I: Summary

PHA Name:

The Clarksville Housing Authority

Grant Type and Number

Capital Fund Program Grant No.
Replacement Housing Factor Grant No:

TN43P010501-07

Federal FY of Grant:

2007

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:

3/31/2008

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	\$175,783.00	\$175,783.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$43,500.00	\$43,500.00	\$40,000.00	\$19,467.29	
4	1410 Administration	\$87,891.00	\$87,891.00	\$50,000.00	\$24,276.51	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$60,000.00	\$60,000.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$76,587.00	\$35,587.00	\$26,600.00	\$10,205.00	
10	1460 Dwelling Structures	\$317,157.00	\$443,543.14	\$413,558.68	\$197,380.91	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$2,000.00	\$1,500.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$60,000.00	\$20,000.00	\$0.00	\$0.00	
14	1485 Demolition	\$50,000.00	\$11,113.86	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$6,000.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$878,918.00	\$878,918.00	\$530,158.68	\$251,329.71	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Complan	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Mea	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:

The Clarksville Housing Authority

Grant Type and Number
 Capital Fund Program Grant TN43P010501-07
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-001	Site:							
	Play Ground Equipment	1450		\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	
	Landscaping			\$3,500.00	\$1,000.00	\$0.00	\$0.00	
	Sidewalk Repairs			\$2,000.00	\$1,000.00	\$0.00	\$0.00	
	Security Lighting			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security Fencing			\$2,000.00	\$1,000.00	\$0.00	\$0.00	
	Parking			\$1,000.00	\$1,000.00	\$2,500.00	\$0.00	
	Force Account Labor			\$1,087.00	\$587.00	\$0.00	\$0.00	
			Total Site:	\$13,087.00	\$7,087.00	\$5,000.00	\$0.00	
	Mechanical and Electrical:							
	Meter Centers & Panels & HVAC	1460		\$7,000.00	\$1,000.00	\$0.00	\$0.00	
			Total M&E:	\$7,000.00	\$1,000.00	\$0.00	\$0.00	
	Building Exterior:							
	Exterior Doors, Frames & Hardware	1460		\$24,000.00	\$174,504.00	\$98,062.80	\$62,833.62	
	Exterior Renovation			\$5,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor			\$3,000.00	\$0.00	\$0.00	\$0.00	
	Exterior Window & Security Screens			\$60,000.00	\$60,000.00	\$53,694.74	\$0.00	
			Total B.E.:	\$92,000.00	\$174,504.00	\$151,757.54	\$62,833.62	
	Dwelling Units:							
	Interior Renovations	1460		\$3,000.00	\$500.00	\$0.00	\$0.00	
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total DU:	\$4,000.00	\$500.00	\$0.00	\$0.00	
	NonDwelling Structures:							
	Shop/Community Center	1495		\$500.00	\$500.00	\$0.00	\$0.00	
			Total NDSS:	\$500.00	\$500.00	\$0.00	\$0.00	
	Demolition Dwelling Units:							
	Building #19	1485		\$50,000.00	\$11,113.86	\$0.00	\$0.00	
			Total D.U.:	\$50,000.00	\$11,113.86	\$0.00	\$0.00	
	Relocation Costs:							
	Relocation of Tenants	1495		\$6,000.00	\$0.00	\$0.00	\$0.00	
			Total	\$6,000.00	\$0.00	\$0.00	\$0.00	
Total	TN010-001		Project Total:	\$172,587.00	\$194,204.86	\$156,757.54	\$62,833.62	

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

PHA Name: **The Clarksville Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant TNA3P010501-07**
 Replacement Housing Factor Grant No: **2007**

Federal FY of Grant: **2007**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-002	Site:	1450						
	Playground Equipment		\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Landscaping		\$8,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Sidewalk Repairs		\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security Lighting		\$1,000.00	\$500.00	\$0.00	\$0.00	\$0.00	
	Security Fencing		\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Parking		\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor		\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total Site:		\$17,500.00	\$6,000.00	\$2,500.00	\$0.00	\$0.00	
	Mechanical and Electrical:		1460					
Meter Center, Panel & HVAC	\$7,000.00	\$500.00		\$0.00	\$0.00	\$0.00		
Total M&E:	\$7,000.00	\$500.00	\$0.00	\$0.00	\$0.00			
Building Exterior:	1460							
Porch Upgrades/Exterior Face-Lift		\$57,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
Exterior Doors, Frames & Hardware		\$0.00	\$84,300.31	\$84,300.31	\$75,726.40	\$0.00		
Exterior Renovation		\$5,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00		
Force Account Labor		\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
Replace Windows/Security Screens	\$20,000.00	\$153,638.83	\$153,638.83	\$35,567.89	\$0.00			
Total B.E.:	\$84,000.00	\$242,939.14	\$242,939.14	\$116,294.29	\$0.00			
Dwelling Units:	1460							
Interior Renovations		\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
Force Account Labor		\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total DUs:	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00			
Dwelling Equipment:	1465.1							
NONE		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
NonDwelling Structures:	1470							
Summit Heights Maint.Shop/Comm C		\$500.00	\$500.00	\$0.00	\$0.00	\$0.00		
Total NDS:	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00			
Total	TN010-002	Project Total:	\$113,000.00	\$249,939.14	\$245,439.14	\$116,294.29		

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-003	Site:							
	Landscaping	1450		\$1,000.00	\$1,500.00	\$1,000.00	\$1,180.00	
	Sidewalk Repairs			\$2,000.00	\$1,000.00	\$0.00	\$0.00	
	Security Lighting			\$1,000.00	\$500.00	\$0.00	\$0.00	
	Parking			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$6,000.00	\$3,000.00	\$1,000.00	\$1,180.00	
	Mechanical and Electrical:							
	Meter Center, Parcel & HVAC	1460		\$1,200.00	\$700.00	\$0.00	\$0.00	
			Total M&E:	\$1,200.00	\$700.00	\$0.00	\$0.00	
	Building Exterior:							
	Exterior Renovation	1460		\$1,000.00	\$1,500.00	\$1,500.00	\$1,500.00	
	Force Account Labor			\$500.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
	Dwelling Units:							
	Interior Renovations	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor			\$500.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$5,500.00	\$0.00	\$0.00	\$0.00	
Total, TN010-003			Project Total:	\$14,200.00	\$5,200.00	\$2,500.00	\$2,680.00	

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

PHA Name:

The Clarksville Housing Authority

Grant Type and Number

Capital Fund Program Grant TN43P010501-07
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-004	Site:							
	Landscapeing	1450		\$2,000.00	\$1,000.00	\$2,000.00	\$1,180.00	
	Sidewalk Repairs			\$2,000.00	\$1,000.00	\$2,000.00	\$1,076.25	
	Security Lighting			\$1,000.00	\$500.00	\$0.00	\$0.00	
	Security Fencing			\$2,000.00	\$1,000.00	\$0.00	\$0.00	
	Parking			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$9,000.00	\$3,500.00	\$4,000.00	\$2,256.25	
	Mechanical and Electrical:							
	Meter Center, Panel & HVAC	1460		\$1,200.00	\$1,200.00	\$0.00	\$0.00	
			Total M&E:	\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	Building Exterior:							
	Exterior Renovation	1460		\$1,362.00	\$2,500.00	\$2,362.00	\$2,362.00	
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$2,362.00	\$2,500.00	\$2,362.00	\$2,362.00	
	Dwelling Units:							
	Interior Renovations	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total DUS:	\$6,000.00	\$0.00	\$0.00	\$0.00	
Total, TN010-004			Project Total:	\$18,562.00	\$7,200.00	\$6,362.00	\$4,618.25	

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

PHA Name:

The Clarksville Housing Authority

Grant Type and Number
 Capital Fund Program Grant TN43P010501-07
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
TN010-005	Site:								
	Landscaping	1450		\$2,000.00	\$1,000.00	\$2,000.00	\$1,180.00		
	Sidewalk Repairs			\$2,000.00	\$1,000.00	\$2,000.00	\$1,076.25		
	Security Lighting			\$1,000.00	\$500.00	\$0.00	\$0.00		
	Security Fencing			\$2,000.00	\$1,000.00	\$0.00	\$0.00		
	Parking			\$1,000.00	\$0.00	\$0.00	\$0.00		
	Force Account Labor			\$1,000.00	\$0.00	\$0.00	\$0.00		
				Total Site:	\$9,000.00	\$3,500.00	\$4,000.00	\$2,256.25	
	Mechanical and Electrical:								
	Meter Center, Panel & HVAC	1460			\$1,200.00	\$200.00	\$0.00	\$0.00	
				Total M&E:	\$1,200.00	\$200.00	\$0.00	\$0.00	
	Building Exterior:								
Exterior Renovation	1460			\$3,000.00	\$4,000.00	\$4,000.00	\$3,869.68		
Force Account Labor			1 Bldg.	\$1,000.00	\$0.00	\$0.00	\$0.00		
Porch Upgrades/Exterior Face Lift				\$64,695.00	\$0.00	\$0.00	\$0.00		
			Total B.E.:	\$68,695.00	\$4,000.00	\$4,000.00	\$3,869.68		
Dwelling Units:									
Interior Renovations	1460			\$5,000.00	\$0.00	\$0.00	\$0.00		
Force Account Labor				\$1,500.00	\$0.00	\$0.00	\$0.00		
			Total D.U.:	\$6,500.00	\$0.00	\$0.00	\$0.00		
Non-Dwelling Structures:									
Non-Dwelling Renovations	1470			\$500.00	\$500.00	\$0.00	\$0.00		
			Total D.E.:	\$500.00	\$500.00	\$0.00	\$0.00		
			Project Total:	\$85,895.00	\$8,200.00	\$8,000.00	\$6,125.93		

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Obligated	Expended			
TN010-007 Site:	Playground Equipment	1450		\$2,500.00	\$2,500.00	\$2,500.00	\$0.00			
	Landscaping		\$2,000.00	\$2,000.00	\$1,820.00	\$1,180.00				
	Sidewalk Repairs		\$1,000.00	\$1,000.00	\$1,000.00	\$1,076.25				
	Security Lighting		\$1,000.00	\$0.00	\$0.00	\$0.00				
	Security Fencing		\$2,000.00	\$1,000.00	\$0.00	\$0.00				
	Parking		\$1,000.00	\$0.00	\$0.00	\$0.00				
	Force Account Labor		\$2,000.00	\$0.00	\$0.00	\$0.00				
	Total Site:				\$11,500.00	\$6,500.00	\$5,320.00	\$2,256.25		
	Mechanical and Electrical: Meter Center, Panel & HVAC		1460		\$3,000.00	\$1,000.00	\$0.00	\$0.00		
	Total M&E:				\$3,000.00	\$1,000.00	\$0.00	\$0.00		
	Building Exterior: Exterior Renovation Force Account Labor		1460		\$3,000.00	\$9,000.00	\$9,000.00	\$8,854.66		
	Total B. E.:				\$5,000.00	\$9,000.00	\$9,000.00	\$8,854.66		
	Dwelling Units: Interior Renovations Force Account Labor		1460		\$5,000.00	\$0.00	\$0.00	\$0.00		
	Total D.U.S.:				\$1,000.00	\$0.00	\$0.00	\$0.00		
	Non-Dwelling Structures: Non-Dwelling Renovations		1470		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
Total N. D.:				\$5,000.00	\$5,000.00	\$0.00	\$0.00			
Project Total:				\$26,000.00	\$17,000.00	\$14,320.00	\$11,110.91			

PHA Name: The Clarksville Housing Authority
 Grant Type and Number: Capital Fund Program Grant TN43P010501-07
 Replacement Housing Factor Grant No:

Federal FY of grant: 2007

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPI Part I: Summary

PHA Name: **The Clarksville Housing Authority** Grant Type and Number: **Capital Fund Program Grant No. TN43P010501-06** Replacement Housing Factor Grant No: **2006** Federal FY of Grant: **2006**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) **2**
 Performance and Evaluation Report for Period Ending: **3/31/2008** 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	\$173,874.00	\$188,585.00	\$188,585.00	\$188,585.00
3	1408 Management Improvements	\$37,000.00	\$59,468.27	\$59,468.27	\$57,243.27
4	1410 Administration	\$86,937.00	\$94,292.00	\$94,292.00	\$94,292.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$23,703.28	\$23,703.28	\$22,453.18
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$42,281.00	\$48,304.08	\$48,304.08	\$48,304.08
10	1460 Dwelling Structures	\$203,279.00	\$339,390.35	\$339,390.35	\$310,623.34
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$210,000.00	\$119,657.74	\$119,657.74	\$112,407.74
13	1475 Nondwelling Equipment	\$76,000.00	\$69,525.28	\$69,525.28	\$69,525.28
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$869,371.00	\$942,926.00	\$942,926.00	\$903,433.89
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliant	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:

The Clarksville Housing Authority

Grant Type and Number

Capital Fund Program Grant N TN43PO10501-06
 Replacement Housing Factor CR: 0

Federal FY of Grant:

2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
TN010-001	Site:						
	Play Ground Equipment	1450		\$1,000.00	\$2,591.67	\$2,591.67	\$2,591.67
	Landscaping	"		\$1,000.00	\$3,378.98	\$3,378.98	\$3,378.98
	Sidewalk Repairs	"		\$1,000.00	\$216.35	\$216.35	\$216.35
	Security Lighting	"		\$1,000.00	\$0.00	\$0.00	\$0.00
	Security Fencing	"		\$1,000.00	\$1,559.50	\$1,559.50	\$1,559.50
	Parking	"		\$1,000.00	\$0.00	\$0.00	\$0.00
	*Handrails	"		\$0.00	\$600.00	\$600.00	\$600.00
	Force Account Labor	"		\$2,000.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$8,000.00	\$8,346.50	\$8,346.50	\$8,346.50
	Mechanical and Electrical:						
	Electrical Meter Centers & Panels	1460		\$0.00	\$0.00	\$0.00	\$0.00
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior:						
	Porch Upgrades/Exterior Face-lift	1460		\$1,000.00	\$4,168.98	\$4,168.98	\$4,168.98
	Exterior Renovation	"		\$5,000.00	\$3,693.28	\$3,693.28	\$3,693.28
	Force Account Labor	"		\$3,000.00	\$571.22	\$571.22	\$571.22
	Exterior Door & Screen Door Replaceme	"	25 Units	\$45,000.00	\$0.00	\$0.00	\$0.00
	*Window Replacement/Security Screens	"		\$0.00	\$209,831.04	\$209,831.04	\$181,064.03
			Total B.E.:	\$54,000.00	\$218,264.52	\$218,264.52	\$189,497.51
	Dwelling Units:						
	Interior Renovations	1460		\$5,000.00	\$0.00	\$0.00	\$0.00
	Force Account Labor	"		\$3,000.00	\$0.00	\$0.00	\$0.00
			Total DUS:	\$8,000.00	\$0.00	\$0.00	\$0.00
	Non-Dwelling Structures:						
	Community Building	1470		\$210,000.00	\$0.00	\$0.00	\$0.00
			Total 1470	\$210,000.00	\$0.00	\$0.00	\$0.00
	*Brought from Plan						
Total	TN010-001		Project Total:	\$280,000.00	\$226,611.02	\$226,611.02	\$197,844.01

ANNUAL STATEMENT OF PERFORMANCE AND EVALUATION REPORT
Capital Fund Program Grant N TN43P010501-06
Part II: Supporting Pages

PHA Name:

The Clarksville Housing Authority

Grant Type and Number
 Capital Fund Program Grant N TN43P010501-06
 Replacement Housing Factor Cr: 0

Federal FY of Grant:
 2006

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
TN010-004							
Site:							
Landscaping		1450		\$500.00	\$931.77	\$931.77	\$931.77
Sidewalk Repairs		"		\$500.00	\$142.79	\$142.79	\$142.79
Security Lighting		"		\$500.00	\$0.00	\$0.00	\$0.00
Security Fencing		"		\$500.00	\$0.00	\$0.00	\$0.00
*Handfalls		"		\$0.00	\$3,360.00	\$3,360.00	\$3,360.00
Parking		"		\$500.00	\$0.00	\$0.00	\$0.00
Force Account Labor		"		\$1,000.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$3,500.00	\$4,434.56	\$4,434.56	\$4,434.56
Mechanical and Electrical:							
		1460		\$0.00	\$0.00	\$0.00	\$0.00
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior:							
Exterior Renovation		"		\$1,522.00	\$100.00	\$100.00	\$100.00
Force Account Labor		"		\$1,500.00	\$377.03	\$377.03	\$377.03
			Total B.E.:	\$3,022.00	\$477.03	\$477.03	\$477.03
Dwelling Units:							
Interior Renovations		1460		\$1,000.00	\$0.00	\$0.00	\$0.00
Force Account Labor		"		\$1,500.00	\$0.00	\$0.00	\$0.00
			Total DUS:	\$2,500.00	\$0.00	\$0.00	\$0.00
Project Total:							
				\$9,022.00	\$4,911.59	\$4,911.59	\$4,911.59

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

PHA Name: **The Clarksville Housing Authority**

Grant Type and Number: **Capital Fund Program Grant N TN43P010501-06**
 Replacement Housing Factor of: **0**

Federal FY of Grant: **2006**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
TN010-005							
Site:							
Landscaping		1450		\$500.00	\$1,783.24	\$1,783.24	\$1,783.24
Sidewalk Repairs		"		\$500.00	\$151.44	\$151.44	\$151.44
Security Lighting		"		\$500.00	\$0.00	\$0.00	\$0.00
Security Fencing		"		\$500.00	\$250.00	\$250.00	\$250.00
Parking		"		\$500.00	\$0.00	\$0.00	\$0.00
*Handrails		"		\$0.00	\$900.00	\$900.00	\$900.00
Force Account Labor		"		\$1,500.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$4,000.00	\$3,084.68	\$3,084.68	\$3,084.68
Mechanical and Electrical:							
		1460		\$0.00	\$0.00	\$0.00	\$0.00
			Total MAE:	\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior:							
Exterior Renovation		"		\$1,000.00	\$2,950.00	\$2,950.00	\$2,950.00
Force Account Labor		"		\$1,500.00	\$399.87	\$399.87	\$399.87
			Total B.E.:	\$2,500.00	\$3,349.87	\$3,349.87	\$3,349.87
Dwelling Units:							
Interior Renovations		1460		\$1,000.00	\$0.00	\$0.00	\$0.00
Force Account Labor		"		\$1,500.00	\$0.00	\$0.00	\$0.00
			Total DUS:	\$2,500.00	\$0.00	\$0.00	\$0.00
*Office Renovations		1470		\$0.00	\$119,657.74	\$119,657.74	\$112,407.74
TOTAL TN010-005							
			Project Total:	\$9,000.00	\$6,434.55	\$6,434.55	\$6,434.55

**ANNUAL STATEMENT OF PERFORMANCE AND EVALUATION REPORT
 CAPITAL FUND PROGRAM Grant N TN43P010501-06
 Part II: Supporting Pages**

PHA Name:

The Clarksville Housing Authority

Grant Type and Number
 Capital Fund Program Grant N TN43P010501-06
 Replacement Housing Factor of: 0

Federal FY of Grant:

2006

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
TN010-007							
Site:							
Playground Equipment		1450		\$1,000.00	\$2,073.33	\$2,073.33	\$2,073.33
Landscaping		"		\$1,000.00	\$1,270.59	\$1,270.59	\$1,270.59
Sidewalk Repairs		"		\$1,000.00	\$5,944.71	\$5,944.71	\$5,944.71
Security Lighting		"		\$1,000.00	\$0.00	\$0.00	\$0.00
Security Fencing		"		\$1,000.00	\$500.00	\$500.00	\$500.00
Parking		"		\$1,000.00	\$0.00	\$0.00	\$0.00
*Handrails		"		\$0.00	\$6,390.00	\$6,390.00	\$6,390.00
Force Account Labor		"		\$1,500.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$7,500.00	\$16,178.63	\$16,178.63	\$16,178.63
Mechanical and Electrical:							
		1460		\$0.00	\$0.00	\$0.00	\$0.00
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior:							
Exterior Renovation		"		\$1,000.00	\$700.00	\$700.00	\$700.00
Force Account Labor		"		\$1,500.00	\$514.11	\$514.11	\$514.11
			Total B.E.:	\$2,500.00	\$1,214.11	\$1,214.11	\$1,214.11
Dwelling Units:							
Interior Renovations		1460		\$1,000.00	\$0.00	\$0.00	\$0.00
Force Account Labor		"		\$1,500.00	\$0.00	\$0.00	\$0.00
			Total DUS:	\$2,500.00	\$0.00	\$0.00	\$0.00
Total:							
Project Total:				\$12,500.00	\$17,392.74	\$17,392.74	\$17,392.74

**ANNUAL STATEMENT OF PERFORMANCE AND EVALUATION REPORT
 CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR (CFF/CFFRNF)
 Part II: Supporting Pages**

PHA Name:

The Clarksville Housing Authority

Grant Type and Number

Capital Fund Program Grant N TN43P010501-06
 Replacement Housing Factor Cr: 0

Federal FY of Grant:

2006

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
TN010-008	Site:						
	Playground Equipment	1450		\$1,000.00	\$2,073.33	\$2,073.33	\$2,073.33
	Landscaping	"		\$1,000.00	\$705.88	\$705.88	\$705.88
	Sidewalk Repairs	"		\$1,000.00	\$108.17	\$108.17	\$108.17
	Security Lighting	"		\$1,000.00	\$0.00	\$0.00	\$0.00
	Security Fencing	"		\$1,000.00	\$400.00	\$400.00	\$400.00
	Parking	"		\$1,000.00	\$0.00	\$0.00	\$0.00
	*Handrails	"		\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
	Force Account Labor	"		\$1,500.00	\$0.00	\$0.00	\$0.00
	Total Site:			\$7,500.00	\$4,487.38	\$4,487.38	\$4,487.38
	Mechanical and Electrical:						
		1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior:						
	Exterior Renovation	"		\$1,000.00	\$0.00	\$0.00	\$0.00
	Force Account Labor	"		\$1,500.00	\$285.62	\$285.62	\$285.62
	Total B.E.:			\$2,500.00	\$285.62	\$285.62	\$285.62
	Dwelling Units:						
	Interior Renovations	1460		\$1,000.00	\$0.00	\$0.00	\$0.00
	Force Account Labor	"		\$1,500.00	\$0.00	\$0.00	\$0.00
	Total DUs:			\$2,500.00	\$0.00	\$0.00	\$0.00
Total, TN010-008			Project Total:	\$12,500.00	\$4,773.00	\$4,773.00	\$4,773.00

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPI Part I: Summary

PFA Name:

The Clarksville Housing Authority

Grant Type and Number

Capital Fund Program Grant No.
Replacement Housing Factor Grant No:

TN43P010501-05

Federal FY of Grant:

2005

Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/Emergencies
3/31/2008

Revised Annual Statement (revision no:)
 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	\$194,222.00	\$194,222.00	\$194,222.00	\$194,222.00
3	1408 Management Improvements	\$37,000.00	\$37,000.00	\$37,000.00	\$37,000.00
4	1410 Administration	\$97,111.00	\$97,111.00	\$97,111.00	\$97,111.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$53,000.00	\$132,694.03	\$132,694.03	\$132,694.03
10	1460 Dwelling Structures	\$543,781.00	\$470,086.97	\$470,086.97	\$459,483.17
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$6,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$971,114.00	\$971,114.00	\$971,114.00	\$960,510.20
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to section 504 Complan	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Mea	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: **The Clarksville Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant N/TN43P010501-05**
 Federal FY of Grant: **2005**
 Replacement Housing Factor Cr: **0**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-001	Site:							
	Play Ground Equipment	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	Landscaping	"		\$1,000.00	\$19,703.21	\$19,703.21	\$19,703.21	
	Sidewalk Repairs	"		\$1,000.00	\$18,028.32	\$18,028.32	\$18,028.32	
	Security Lighting	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security Fencing	"		\$1,000.00	\$80,120.00	\$80,120.00	\$80,120.00	
	Parking	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor	"		\$1,000.00	\$270.00	\$270.00	\$270.00	
	Handrails*	"		\$1,000.00	\$2,060.00	\$2,060.00	\$2,060.00	
	Cloethline Poles*	"		\$500.00				
	Total Site:			\$8,000.00	\$120,181.53	\$120,181.53	\$120,181.53	
	Mechanical and Electrical:							
	Electrical Meter Centers & Panels	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Total M&E:			\$50,000.00	\$0.00	\$0.00	\$0.00	
Building Exterior:								
Porch Upgrades/Exterior Face-lift	1460		\$120,000.00	\$294,319.78	\$294,319.78	\$294,319.78		
Exterior Renovation	"		\$5,000.00	\$489.80	\$489.80	\$489.80		
Force Account Labor	"		\$5,000.00	\$0.00	\$0.00	\$0.00		
Exterior Door & Screen Door Replaceme	"	25 Units	\$55,000.00	\$1,773.00	\$1,773.00	\$1,773.00		
Total B. E.:			\$185,000.00	\$296,582.58	\$296,582.58	\$296,582.58		
Dwelling Units:								
Interior Renovations	1460		\$5,000.00	\$0.00	\$0.00	\$0.00		
Force Account Labor	"		\$3,000.00	\$0.00	\$0.00	\$0.00		
Total D.U.S:			\$8,000.00	\$0.00	\$0.00	\$0.00		
Project Total:			\$249,000.00	\$416,764.11	\$416,764.11	\$416,764.11		
Total, TN010-001	*Brought from Plan							

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

PHA Name: Grant Type and Number

The Clarksville Housing Authority Capital Fund Program Grant N7N43P010501-05
 Replacement Housing Factor Cfe 50000

2005 Federal FY of Grant:

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-002								
Site:								
Play Ground Equipment		1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
Landscaping		"		\$1,000.00	\$12,512.50	\$12,512.50	\$12,512.50	
Sidewalk Repairs		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Security Lighting		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Security Fencing		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Parking		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$2,000.00	\$0.00	\$0.00	\$0.00	
*Handrails		"		\$0.00	\$0.00	\$0.00	\$0.00	
Total Site:				\$8,000.00	\$12,512.50	\$12,512.50	\$12,512.50	
Mechanical and Electrical:								
Electrical Meter Centers and Panels		1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
Total M&E:				\$10,000.00	\$0.00	\$0.00	\$0.00	
Building Exterior:								
Porch Upgrades/Exterior Face-lift		1460		\$120,000.00	\$173,504.39	\$173,504.39	\$162,900.59	
Exterior Renovation		"		\$5,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$3,000.00	\$0.00	\$0.00	\$0.00	
Replace Windows/Security Screens		"	10 Bids.	\$76,781.00	\$0.00	\$0.00	\$0.00	
Total B.E.:				\$204,781.00	\$173,504.39	\$173,504.39	\$162,900.59	
Dwelling Units:								
Interior Renovations		1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$3,000.00	\$0.00	\$0.00	\$0.00	
Total DUS:				\$8,000.00	\$0.00	\$0.00	\$0.00	
Project Total:								
Total, TN010-002				\$230,781.00	\$186,016.89	\$186,016.89	\$175,413.09	

ANNUAL STATEMENT OF PERFORMANCE AND EVALUATION REPORT
 Capital Fund Program Grant N TN43P010501-05
 Part II: Supporting Pages

PHA Name: The Clarksville Housing Authority
 Grant Type and Number: Capital Fund Program Grant N TN43P010501-05
 Replacement Housing Factor Gr: 0
 Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-004	Site:							
	Landscaping	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Sidewalk Repairs	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security Lighting	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security Fencing	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Parking	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor	"		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Total Site:			\$7,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:							
	Exterior Renovation	"		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor	"		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:			\$8,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:							
	Interior Renovations	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Labor	"		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Total DUs:			\$8,000.00	\$0.00	\$0.00	\$0.00	
	Total, TN010-004		Project Total:	\$23,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement of Performance and Evaluation Report
Capital Fund Program Grant Replacement Housing Factor Cr

PHA Name: **The Clarksville Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant N TN43P010501-05**
 Replacement Housing Factor Cr: **0**
 Federal FY of Grant: **2005**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TN010-007								
Site:								
Playground Equipment		1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
Landscaping		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Sidewalk Repairs		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Security Lighting		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Security Fencing		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Parking		"		\$1,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$2,000.00	\$0.00	\$0.00	\$0.00	
Total Site:				\$8,000.00	\$0.00	\$0.00	\$0.00	
Mechanical and Electrical:								
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
Total M&E:				\$0.00	\$0.00	\$0.00	\$0.00	
Building Exterior:								
Exterior Renovation		"		\$5,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$3,000.00	\$0.00	\$0.00	\$0.00	
Total B.E.:				\$8,000.00	\$0.00	\$0.00	\$0.00	
Dwelling Units:								
Interior Renovations		1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
Force Account Labor		"		\$3,000.00	\$0.00	\$0.00	\$0.00	
Total DUS:				\$8,000.00	\$0.00	\$0.00	\$0.00	
Project Total:				\$24,000.00	\$0.00	\$0.00	\$0.00	
Total, TN010-007				\$24,000.00	\$0.00	\$0.00	\$0.00	

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

The Clarksville Housing Authority	Grant Type and Number Capital Fund Program Grant N: TN43P010501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
	All Funds Obligated (Quarter Ending Date)	Actual	All Funds Expended (Quarter Ending Date)	Actual	Reasons for Revised Target Dates	
	Original	Revised	Original	Revised		
HA-Wide Resident Initiatives Coordinator Administrative/Maintenance Training	08/18/07 08/18/07		08/18/09 08/18/09			
TN010-001 General Building Repairs Porch Upgrades/Exterior Face-Lift Exterior Door & Screen Replacement	08/18/07 08/18/07 08/18/07		08/18/09 08/18/09 08/18/09			
TN010-002 General Building Repairs Porch Upgrades/Exterior Face-Lift Replace Windows/Security Screens	08/18/07 08/18/07 08/18/07		08/18/09 08/18/09 08/18/09			
TN010-003-004-005-007-008 General Building Repairs	08/18/07		08/18/09			