

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

PHA Name: Lewisburg Housing Authority

PHA Number: TN032

PHA Fiscal Year Beginning: 01/2000

**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: Lewisburg Housing Authority

PHA Number: TN032

PHA Fiscal Year Beginning: (mm/yyyy): 01/2000

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 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs for 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:
To develop and operate each program solely for the purpose of providing decent, safe and sanitary housing in a manner that promotes serviceability, economy, efficiency, and stability of the program, and the economic and social well-being of its families and individuals. The PHA is also committed to providing quality, affordable housing and services in an efficient and creative manner.

B. Goals

The goals and objectives listed below are derived from HUD 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-Year Plan.** (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 (list; e.g., public housing finance; voucher unit inspections)
- + 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)

Other PHA Goal/s and Objectives: (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)

+ Other PHA Goal/s and Objectives: (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)

Other PHA Goal/s and objectives: (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: (List below)

Other PHA Goals and Objectives: List below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

I. Annual Plan Type:

Select which type of Annual Plan the PHA will submit

_____ Standard Plan

Streamlined Plan:

_____ High Performing PHA

_____ Small Agency (<250 Public Housing Units)
Administering Section 8 Only

_____ Troubled Agency Plan

II. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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 Lewisburg Housing Authority has completed this Agency Plan in consultation with LHA residents and the local community. The plan was reviewed by the Resident Advisory Board on July 19, 1999, and August 4, 1999. The public was afforded an opportunity to review the plan and offer comments at a public hearing held on September 23, 1999. The Annual Agency Plan is summarized as follows:

1. Housing Needs

Although our current waiting list is not excessive, the demand for public housing is evident. Our greatest demand is for small bedroom units (1, 2 and 3 bedroom units).

2. Financial Resources

Although the LHA is not financially troubled at this time, the continued underfunding of public housing subsidy by Congress has caused us to rely on our reserves to meet our ongoing operational and capital improvements needs.

The LHA expects to expend approximately \$909,048 in the year 2000 for operations, capital improvements, drug elimination and administrative costs.

3. Eligibility, Selection and Admission Policies

The LHA has revised its standard operating policies to comply with the requirements of the QHWRA through regulations published in the Federal Register on April 30, 1999. These policies will be updated as HUD issues further guidance. As required under this section of the plan the LHA has reviewed its developments and the census tracts in which they are located relative to income. We have determined that we do not have a problem with concentration of high or low

income families. Further, we have revised our admission policy to assure that a concentration does not occur in the future.

4. Rent Determination - Discretionary Policies
Our discretionary rent policies include:
 - \$ Ceiling Rents
 - \$ \$50.00 minimum rent

5. Operations and Management- (*Not required, however, LHA has completed this component for Agency planning purposes.*) The LHA has developed a Practice and Procedures Manual which includes all of our policies relating to public housing administration, management, maintenance, leasing and occupancy. These policies have been revised to comply with the recently mandated requirements of the QHWRA.

6. Grievance Procedure(*Not required, however, LHA has completed this component for Agency planning purposes.*) We have revised our Grievance Procedure to comply with the QHWRA and we will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements
Our projected funding under the Capital Fund program is \$421,858. Our focus for the 2000 program year is to replace doors, windows, cabinets and roofs in TN032-003, and replace doors and windows in TN032-001 and TN032-002.

8. Demolition and/or Disposition(*Not required, however, LHA has completed this component for Agency planning purposes.*) The LHA has no current plans for demolition or disposition.

9. Designation (*Not required, however, LHA has completed this component for Agency planning purposes.*) The LHA has no plans to designate additional units in the future.

10. Conversion of Public Housing(*Not required, however, LHA has completed this component for Agency planning purposes.*) The LHA has no current plans to designate any developments or buildings to tenant-based assistance.

11. Homeownership (*Not required, however, LHA has completed this component for Agency planning purposes.*) The LHA has no current plans to develop a Homeownership Program. However, the LHA does provide programs, information and referrals for our residents.

12. Community Services and Self-Sufficiency Programs(*Not required, however, LHA has completed this component for Agency planning purposes.*) We currently have several programs for our residents that include community services and self-

sufficiency: volunteer resident patrol; summer enrichment program; after school tutor program; resident food pantry; pre-school children; heating and utility assistance; employment referrals and community job fairs; and recreational activities.

We have adopted the policy revisions required by the QHWRA related to income changes for welfare recipients.

We will develop a community service program following the publication of the final rules by HUD.

13. Safety and Crime Prevention *(Not required, however, LHA has completed this component for Agency planning purposes.)* Coordination efforts between the LHA and the Lewisburg Police Department consist of meetings and service call reports. We meet with the Chief of Police every three months to discuss crime problems in the public housing developments. Our discussion include topics such as needs, goals, and activities to help reduce and prevent crime. In addition, the Lewisburg Police Department sends reports of every call for service on properties of and/or related to the LHA.

The LHA has applied for 1999 Public Housing Drug Elimination Grant (PHDEP) funds to fund safety and crime prevention.

14. Ownership of Pets
The LHA has had a policy related to tenant-owned pets for many years. This policy permits all LHA residents to own pets subject to compliance with specific requirements of our pet lease.

We intend to revise our pet policy, if necessary, to comply with the requirements of the QHWRA upon publication of the final rule.

15. Civil Rights Certification
We have included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit
Our most recent annual audit for fiscal year 1998 is on file at our local HUD office in Nashville, Tennessee, and is available for review at our main office during normal business hours.

17. Asset Management

It is the goal of the LHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible to meet the intent of our mission statement.

II. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment 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
- Capital Fund Program Annual Statement
- NA** Most recent board-approved operating budget (Required attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- Capital Fund Program 5 Year Action Plan
- NA** Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards
- NA** Other (List below, providing each attachment name)

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
<input type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input type="checkbox"/>	<u>Fair Housing Documentation</u> 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
<input type="checkbox"/>	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
<input type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input type="checkbox"/>	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
<input type="checkbox"/>	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</i> ; <i>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

List of Supporting Documents Available for Review		
†		
†	Public housing rent determination policies, including the methodology for setting public housing flat rents † check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
†	Schedule of flat rents offered at each public housing development † check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies _____ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
†	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
†	Public housing grievance procedures _____ check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures _____ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
†	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
NA	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 _____ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plans for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
†	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
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
†	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)

Component 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 a low impact and 5 being a severe impact. Use NA 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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	NA	4	3	2	1	NA	NA
Income >30% but <=50% of AMI	NA	3	2	2	1	NA	NA
Income >50% but <80% of AMI	NA	4	3	2	1	NA	NA
Elderly	NA	3	2	2	1	NA	NA
Families with Disabilities	NA	NA	NA	2	1	NA	NA
Race/Ethnicity (W)	NA	NA	NA	2	1	NA	NA
Race/Ethnicity (B)	NA	NA	NA	2	1	NA	NA
Race/Ethnicity (H)	NA	NA	NA	2	1	NA	NA

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

- Consolidated Plan of the Jurisdiction/s Indicate year: 1995
 U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
 American Housing Survey data Indicate year: _____
 Other housing market study Indicate year: _____
 Other sources: (list and indicate year of information)

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 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-jurisdiction 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 Public Housing Site-Based or sub-jurisdictional waiting list (optional). If used, identify which development/subjurisdiction:			
	No. of Families	% of Total Families	Annual Turnover
Waiting List Total	48		
Extremely low income (<=30% AMI)	22	46%	

Housing Needs of Families on the Waiting List			
Very low income (>30% but <=50% AMI)	5	10%	
Low income (>50% but <80% AMI)	15	31%	
Families with Children	22	46%	
Elderly Families	7	15%	
Families with Disabilities	5	10%	
Race/Ethnicity (W)	27	56%	
Race/Ethnicity (B)	19	40%	
Race/Ethnicity (H)	2	4%	
Race/Ethnicity (other)	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	11	23%	98
2 BR	20	42%	70
3 BR	10	21%	65
4 BR	6	12%	30
5 BR	1	2%	10
5+ BR	0	0%	0
TOTAL	48	100%	
Is the waiting list closed? (Select one) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
NA How long has it been closed (no. of months)?			
NA Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
NA Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

Although the State Consolidated Plan indicates that housing affordability and quality are a problem in Tennessee, our waiting list does not reflect this need. Our current waiting time for an applicant to receive housing is less than one month.

(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
- 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 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)

Component 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 (Estimates)

Financial Resources: Planned Sources and Uses (Estimates)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$282,818.00	
b) Public Housing Capital Fund	\$330,000.00	
c) HOPE VI Revitalization	\$0.00	
d) HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$0.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0.00	
g) Resident Opportunity and Self-Sufficiency Grant	\$0.00	
h) Community Development Block Grant	\$0.00	NA
i) HOME	\$0.00	NA
Other Federal Grants (list below)	\$0.00	NA
2. Prior Year Federal Grants (unobligated funds only)		
FY98 CIAP	\$50,000.00	Capital Improvements
3. Public Housing Dwelling Rental Income	\$244,130.00	Operations
4. Other Income		
Donations	\$2,100.00	Supportive Services
5. Non-Federal Sources	\$0.00	
TOTAL RESOURCES	\$909,048.00	

Component 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: (state time)
- Other: (describe) When vacancies become available.

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:

c. Does the PHA request criminal records from local law enforcement agencies for screening purposes? Yes

d. Does the PHA request criminal records from state law enforcement agencies for screening purposes? Yes

e. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) Yes No

(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) Internet

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

1. How many site-based waiting lists will the PHA operate in the coming year? **5**

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? **5**

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 (disaster, government action, action of housing owner, inaccessibility, property disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

1 Victims of domestic violence

1 Substandard housing

1 Homelessness

2 High rent burden

Other preferences: (select below)

Working families and those unable to work because of age or disability

Veterans and veterans' families

2 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

1 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:

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
- _____ The PHA will employ waiting list "skipping" to achieve income mixing goals at targeted developments
- _____ The PHA will employ new admission preferences at targeted developments
- _____ Other (list 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 or to assure 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 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 Subcomponent 3 **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

Not Applicable

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

Not Applicable

- 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

Not Applicable

- 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

Not Applicable

- 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

Not Applicable

- 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)

Component 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 Subcomponent 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary 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 Subcomponent (2))

--- or---

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

b. Minimum rent:

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

\$0
 \$1 to \$25
 \$26 to \$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)

f. Rent redeterminations:

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)

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

(2) Flat Rents

- a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.) **Not Applicable**

The area's Section 8 rent reasonableness study of comparable developments

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

____ Other (list/describe below)

The PHA has established its current ceiling rents schedule as its flat rent schedule for this plan year.

B. Section 8 Tenant-Based Assistance Not Applicable

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete Subcomponent 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.

Not Applicable

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

Not Applicable

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)

Not Applicable

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)

Not Applicable

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)

Not Applicable

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)

Not Applicable

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

Not Applicable

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

Not Applicable

\$0

\$1 to \$25

\$26 to \$50

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

Not Applicable

Component 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.

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	215	37
Section 8 Vouchers	NA	NA
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)	NA	NA

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:

- | | | |
|-------------------------------------|----|--|
| \$ ACOP Policy | | \$ Relocation Policy |
| \$ One Strike and You're Out Policy | | \$ Disposition Policy |
| \$ Barring Policy | | \$ Capitalization Policy |
| \$ Personnel Policy | \$ | Travel Policy |
| \$ Resident Initiative Policy | | \$ Minority Business Enterprise Policy |
| \$ Safety Policy | | \$ Pet Policy |
| \$ Lead Paint Policy | \$ | Maintenance Policy |
| \$ Infectious Disease Policy | | |
| \$ Procurement Policy | | |

(2) Section 8 Management: Not Applicable

Component 6. - PHA Grievance Procedures Not Applicable

[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 Subcomponent 6A.

A. Public Housing

Not Applicable

(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)

Not Applicable

- 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)

Component 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 Subcomponent 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 as Attachment (state name) _____

-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 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 Subcomponent 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 as Attachment (state name) _____

-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 Subcomponent 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.

(1) 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

(2) 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:

(3) 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:

(4) 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:

Component 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

Not Applicable

Yes _____ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to Component 9. If "no", complete the activity description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition _____ Disposition _____	
3. Application status (select one) Approved _____ Submitted, pending approval _____ Planned application _____	
4. Date application approved, submitted or planned for submission: (DD/MM/YYYY) _____	
5. Number of units affected: _____	
6. Coverage of action (select one) Part of the development _____ Total development _____	
7. Timeline for activity: a. Actual or projected start date of activity: _____ b. Projected end date of activity: _____	

Component 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

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:	Not Applicable
2. Designation type:	
	Occupancy by only the elderly _____
	Occupancy by families with disabilities _____
	Occupancy by only elderly families and families with disabilities _____
3. Application status (select one)	
	Approved; included in the PHAs Designation Plan _____
	Submitted, pending approval _____
	Planned application _____
4. Date this designation approved, submitted or planned for submission (DD/MM/YYYY) _____	
5. If approved, will this designation constitute a (select one)	
	New designation plan _____
	Revision of a previously-approved designation plan? _____
6. Number of units affected: _____	
7. Coverage of action (select one)	
	Part of the development _____
	Total development _____

Component 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 **Not Applicable**

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:	Not Applicable
1b. Development (project) number:	
2. What is the status of the required assessment? Assessment underway _____ Assessment results submitted to HUD _____ Assessment results approved by HUD (if marked, proceed to next question) _____ Other (explain below) _____	
3. Is a Conversion Plan required? _____ Yes _____ No (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) Conversion Plan in development Conversion Plan submitted to HUD on : (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved: _____) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) Units addressed in a pending or approved HOPE VI revitalization plan (date submitted or approved: _____) Requirements no longer applicable: vacancy rates are less than 10 percent. Requirements no longer applicable: site now has less than 300 units 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

Component 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Not Applicable

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

Not Applicable

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:	Not Applicable
2. Federal program authority: HOPE I _____ 5(h) _____ Turnkey III _____ Section 32 of the USHA of 1937 (effective 10/1/99) _____	
3. Application status (select one) Approved; included in the PHAs Homeownership Plan/Program _____ Submitted, pending approval _____ 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) Part of the development _____ 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:

Component 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 Subcomponent 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 dd/mm/yyyy

(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
- NA** Section 8 admissions policies
- NA** 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
- NA** 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 Subcomponent 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)
Head Start Program	40	Anyone	Development Office	Public Housing
Silver Street, Youth & Families Enrichment Program	30	Anyone	741 Silver Street	Public Housing
Silver Street Summer Youth Enrichment	75	Pre-K thru 12 th grade	741 Silver Street	Public Housing

Services and Programs				

(2) Family Self Sufficiency Program(s)

a. Participation description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	NA	NA

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 training 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 Requirements

Component 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 Subcomponent 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)
Not applicable

(2) What information or data did the PHA use 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 anti-crime/anti-drug programs

Other (describe below)
Not applicable

(3) If applicable, which developments are most affected? (list below)

B. Crime and Drug Prevention Activities the PHA Has Undertaken or Plans to Undertake in the next PHA Fiscal Year

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
- Crime prevention through environmental design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer resident patrol/Block watchers program
- Other (describe below)
- Not applicable

C. Coordination Between PHA and the Police

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)
- Not applicable

D. Additional Information as Required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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?
- NA Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- NA Yes No: This PHDEP Plan is an attachment. (Attachment Filename: _____)

Component 14. Reserved for Pet Policy

[24 CFR Part 903.7 9 (n)]

Component 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.

Component 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. 143 7c(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) NA Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
- (5) NA Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due? _____

Component 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?

Component 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: (select one) **Not Applicable**

Attached as attachment (File name: _____)
Provided below

(3) In what manner did the PHA address those comments? (select all that apply) **Not Applicable**
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 Subcomponent 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 Subcomponent C.) **Not Applicable**

(3) Description of Resident Election Process **Not Applicable at this time.**

- 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) State of Tennessee; Tennessee Housing Development Agency

(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.

NA 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)

(3) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Not Applicable**

D. Other Information Required by HUD

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

Attachments

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

**PHA Plan
Table Library**

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

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

Capital Fund Grant Number: _____ FFY of Grant Approval: _____

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$74,756.00
3	1408 Management Improvements	\$0.00
4	1410 Administration	\$0.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$62,632.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$37,500.00
10	1460 Dwelling Structures	\$228,070.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$11,700.00
12	1470 Nondwelling Structures	\$0.00
13	1475 Nondwelling Equipment	\$0.00
14	1485 Demolition	\$0.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$7,200.00
18	1498 Mod Used for Development	\$0.00
19	1502 Contingency	\$0.00
20	Amount of Annual Grant (Sum of Lines 2-19)	\$421,858.00
21	Amount of Line 20 related to LBP activities	\$0.00
22	Amount of Line 20 related to Section 504 compliance	\$0.00
23	Amount of Line 20 related to Security	\$0.00
24	Amount of Line 20 related to Energy Conservation Measures	\$0.00

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA -Wide	Operations	1406	\$74,756.00
PHA - Wide	Fees and Costs	1430	\$35,632.00
TN032-003	Exterior Doors and Security Screens Doors	1460	\$35,850.00
TN032-003	Windows and Security Screens	1460	\$72,7520.00
TN032-003	Kitchens	1460	\$63,550.00
TN032-003	Bathrooms	1460	\$55,980.00
TN032-001	Replace sidewalks	1450	\$7,500.00
TN032-002	Replace sidewalks	1450	\$7,500.00
TN032-003	Replace sidewalks	1450	\$7,500.00
TN032-004	Replace sidewalks	1450	\$7,500.00
TN032-005	Replace sidewalks	1450	\$7,500.00
TN032-003	Relocation	1495.1	\$7,200.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TN032-001	03/31/2002	09/30/2003
TN032-002	03/31/2002	09/30/2003
TN032-003	03/31/2002	09/30/2003
TN032-004	03/31/2002	09/30/2003

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number of Vacant Units	% Vacancies in Development
TN032-003			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Doors and security screen doors		\$39,800.00	2001
Windows and security screen		\$80,800.00	2001
Kitchens		\$70,500.00	2001
Bathrooms		\$62,200.00	2001
Dwelling Equipment		\$13,000.00	2001
Relocation		\$8,800.00	2001
Fees and Costs		\$55,929.00	2001
Total Estimated Cost over next 5 years		\$330,392.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number of Vacant Units	% Vacancies in Development
TN032-004			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Site work, replace sewer add cleanouts		\$67,700.00	2002
Doors		\$16,140.00	2002
Windows		\$32,320.00	2002
Kitchens		\$66,360.00	2002
HVAC		\$47,800.00	2002
Interior		\$42,588.00	2002
Electric		\$12,475.00	2002
Fees and Costs		\$50,200.00	2002
Relocation		\$4,000.00	2002
Total Estimated Cost over next 5 years		\$421,858.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number of Vacant Units	% Vacancies in Development
TN032-004			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Fees and Costs		\$45,727.00	2003
Doors and Security Screen Doors		\$23,880.00	2003
Windows and security screens		\$48,480.00	2003
Kitchen		\$42,700.00	2003
Baths		\$37,320.00	2003
HVAC		\$71,700.00	2003
Electrical		\$18,400.00	2003
Interior renovations		\$56,098.00	2003
Dwelling equipment		\$7,800.00	2003
Total Estimated Cost over next 5 years		\$352,105.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number of Vacant Units	% Vacancies in Development
TN032-004			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Attic access		\$5,400.00	2004
Plumbing		\$35,520.00	2004
Exterior Building		\$33,450.00	2004
Interior		\$57,583.00	2004
Exterior Doors		\$19,980.00	2004
Kitchens		\$37,560.00	2004
HVAC		\$64,500.00	2004
Windows		\$33,660.00	2004
Fees and costs		\$46,188.00	2004
Relocation		\$4,000.00	2004
Total Estimated Cost over next 5 years		\$337,841.00	

