

<b>PHA 5-Year and Annual Plan 2011</b> <b>TN044v01 – Final</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: <u>Sparta Housing Authority</u> PHA Code: <u>TN044</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>162</u> Number of HCV units: <u>NA</u>				
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <b>Not Applicable</b>				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b>Not Applicable. Required only in 5-Year Plan.</b>				
5.1	<b>Mission.</b> 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 for the next five years: <b>Not Applicable. Required only in 5-Year Plan.</b>				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Not Applicable. Required only in 5-Year Plan.</b>				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> <li>• <b>Financial Resources Element: the SHA Financial Statement including SHA Operating and Capital Fund, Rental Income, Investments etc. change on an annual basis. The SHA maintains this information on file and makes it available for HUD and public review at the SHA Administration Office</b></li> <li>• <b>Fiscal Year Audit: The SHA's most recent Audit is on file at the SHA Administration Office and is available for HUD and public review.</b></li> </ul> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>Sparta Housing Authority Administration Office, Sparta, Tennessee</b>				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>The SHA is proposing to assist in the development of housing for very low-income elderly persons through the HUD Section 202 Program. A separate non-profit entity has been created to administer the Program. Upon approval of an initial project application for 12 elderly units, HUD would provide money to finance the construction and to provide rent subsidies to make the project affordable. Additional applications will be submitted based on funding availability. The non-profit entity has a tract of land from the City of Sparta for which to locate the new units.</b>				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See attached form HUD-50075.1 for FY 2011 and all open CFP Grants.</b>				

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>See attached form HUD-50075.2 for 5-Year CFP.</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.  <b>Not Applicable.</b></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>Not Applicable. SHA is a small PHA, therefore this component is required only in 5-Year Plan.</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Not Applicable. SHA is a small PHA, therefore this component is required only in 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  <b>Not Applicable. SHA is a small PHA, therefore this component is required only in 5-Year Plan.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  <b>Not Applicable. SHA is a small PHA, therefore this component is required only in 5-Year Plan.</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)  (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)  (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)  (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)  (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)  (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.  (g) Challenged Elements  (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)  (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## **ATTACHMENTS:**

### **1. Resident Advisory Board (RAB) Comments:**

The Sparta Housing Authority staff discussed the FY 2011 Agency Plan and the detailed list of proposed FY 2011 and 5-Year capital fund improvements with the SHA Resident Advisory Board (RAB) members and other tenants present at the August 26, 2010 RAB Meeting and September 30, 2010 formal Public Hearing. The RAB and participants supported the proposed improvements. The following physical needs comments and/or suggestions were made by RAB members/residents:

- Install clothes dryers on Lee Street and in other SHA developments. *Staff will consider in future CFP budgets, although actual installation will be dependent on funding levels.*
- Replace existing screen doors with storm doors. *Staff will consider screen door (not storm door) replacement in future CFP budgets, although actual installation will be dependent on funding levels.*
- Replace existing mailboxes. *SHA has purchased new mailboxes and will be installing them soon.*
- Tree removal needed. *SHA and local utility company have been doing some recent tree removal; SHA will also include this work item in the 5-Year CFP.*
- Install wiring in apartments in all developments. *Staff has been considering this; will consider in future CFP budgets, although actual installation will be dependent on funding levels.*

### **2. Challenged Elements:**

The SHA does not have any challenged Elements.

### **3. Other Attachments:**

#### **Proposed Section 202 Elderly Program Housing Projects**

New Development Application:

The SHA is proposing to assist in the development of housing for very low-income elderly persons through the HUD Section 202 Program. A separate non-profit entity has been created to administer the Program. Upon approval of an initial project application for 12 elderly units, HUD would provide money to finance the construction and to provide rent subsidies to make the project affordable. Additional applications will be submitted based on funding availability. The non-profit entity has a tract of land from the City of Sparta for which to locate the new units.

Purchase of Existing Section 202 Project:

The separate non-profit entity is also considering the purchase of an existing Section 202 Project located adjacent to the site proposed above for the proposed new development. This development would provide excellent housing opportunities for local qualifying elderly residents.

#### **4. Violence Against Women Act (VAWA) Policy and Statement:**

### **SPARTA HOUSING AUTHORITY**

**300 Crag Rock Drive  
Post Office Box 419  
Sparta, Tennessee 38587  
931-836-3357**

### **SPARTA HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) STATEMENT**

The Sparta Housing Authority provides or offers referrals, training and information to anyone being abused. This includes child or adult victims of domestic violence, dating violence, sexual assault or stalking.

The Authority provides or plans to offer referrals, training and information to anyone being abused. This includes child or adult victims of domestic violence, dating violence, sexual assault or stalking. The Authority refers residents to local social service agencies when they need enhanced safety due to domestic violence.

The Authority will provide the VAWA Notice to all applicants and tenants of their rights under VAWA together with the HUD 50066 form. This notice includes the Domestic Violence hotline number and web address in addition to other information.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

We provide the VAWA Notice to all applicants and tenants of their rights under VAWA together with the HUD 50066 form. This notice includes the Domestic Violence hotline number and web address in addition to other information.

We are in the process of amending our lease to include additional language that clearly specifies our right to bifurcate the lease to evict the perpetrator while protecting the victims from domestic violence. It clearly specifies our right to bifurcate the lease to evict the perpetrator while protecting the victim.

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**SPARTA HOUSING AUTHORITY**  
**VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

- I. Purpose:** The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth SHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.
- II. Applicability:** This Policy shall be applicable to the administration by SHA of all federally subsidized public housing assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.
- II. Goals and Objectives:** This Policy has the following principal goals and objectives:
- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
  - B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by SHA;
  - C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
  - D. Creating and maintaining collaborative arrangements between SHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by SHA; and
  - E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by SHA.
- III. Policies and Procedures:** This Policy shall be referenced in and attached to SHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of SHA’s Admissions and Continued Occupancy Policy. SHA’s annual public housing agency plan shall also contain information concerning SHA’s activities, services or programs relating to domestic violence, dating violence, and stalking. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of SHA, the provisions of this Policy shall prevail.
- IV. Definitions:** For the purpose of this policy the following is a list of definitions:
- A. **Domestic Violence:** Section 40002(a)(6) of VAWA 1994 states as follows: The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. **Dating Violence:** Section 40002(a)(8) of VAWA 1994 states as follows: The term “dating violence” means violence committed by a person:

1. Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
2. Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - a. The length of the relationship.
  - b. The type of relationship.
  - c. The frequency of interaction between the persons involved in the relationship.

C. **Stalking:** The term “stalking” means:

1. To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and
2. To place under surveillance with the intent to kill, injure, harass or intimidate other person; and
3. In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
  - a. That person;
  - b. A member of the immediate family of that person; or
  - c. The spouse or intimate partner of that person;

D. **Immediate Family Member:** The term “immediate family member” means, with respect to a person:

1. Spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
2. Any other person living in the household of that person and related to that person by blood or marriage.

E. **Perpetrator** means person who commits an act of domestic violence, dating violence or stalking against a victim.

## V. Admissions and Screening

- A. SHA will not deny admission to public housing assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. Admissions Preference. Applicants for housing assistance from SHA will not receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking].
- C. Mitigation of Disqualifying Information. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, SHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, SHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the

claimed history of domestic violence and its probable relevance to the potentially disqualifying information. SHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

## **VI. Termination of Tenancy or Assistance**

- A. **VAWA Protections:** Under VAWA, public housing residents have the following specific protections, which will be observed by SHA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
  2. In addition to the foregoing, tenancy or assistance will not be terminated by SHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
    - a. Nothing contained in this paragraph shall limit SHA attempts to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action SHA may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
    - b. Nothing contained in this paragraph shall be construed to limit the authority of SHA to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or SHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. **Removal of Perpetrator:** Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, SHA, as the case may be, may divide a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by SHA. Leases used for all public housing operated by SHA for dwelling units occupied by families administered by SHA, shall contain provisions setting forth the substance of this paragraph.

## **VII. Verification of Domestic Violence, Dating Violence or Stalking**

- A. **Requirement for Verification:** Sections 606 and 607 of VAWA add certification and confidentiality provisions that allow SHA in response to an incident or incidents of actual or

threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program. Thus SHA shall verify all cases where an individual claims an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy, subject only to waiver as provided in paragraph VII. C., by one of the following three ways:

1. HUD-approved form: As one method SHA will require that an individual to complete, sign and submit, *HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking*. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. Other documentation: In lieu of a certification form or in addition to the certification form SHA may accept
  - a. Documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
  - b. A Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

**B. Time allowed to provide verification/ failure to provide:** An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by SHA to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

**C. Waiver of verification requirement:** The Executive Director of SHA may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

### **VIII. Confidentiality**

**A. Right of confidentiality:** All information provided to SHA relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence, dating violence, or stalking, must be retained in confidence by the Authority and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. Requested or consented to by the individual in writing, or
2. Required for use in a public housing eviction proceeding as permitted in VAWA, or
3. Otherwise required by applicable law.



Notification of rights: VAWA requires that PHAs, must notify tenants of their rights under VAWA, which includes the existence of the attached HUD form and the right to confidentiality and limits thereof.

### **VIII. Transfer to New Residence**

- A. Application for transfer: In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, SHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. Action on applications: SHA will act upon such an application promptly.
- C. No right to transfer: SHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However the decision to grant or refuse to grant a transfer shall lie within the sole discretion of SHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. Family rent obligations: If a family occupying SHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by SHA.

In cases where SHA determines that the family's decision to move was reasonable under the circumstances, SHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

### **X. Court Orders/Family Break-up**

- A. Court orders. It is SHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by SHA. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. Family break-up. Other SHA policies regarding family break-up are contained in SHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

### **XI. Relationships with Service Providers**

It is the policy of SHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If SHA staff become aware that an individual assisted by SHA is a victim of domestic violence, dating violence or stalking, SHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring SHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. SHA's annual public housing agency plan shall describe

providers of shelter or services to victims of domestic violence with which SHA has referral or other cooperative relationships.

**XII. Notification:** SHA shall provide written notification to applicants and tenants concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

**XIII. Relationship with Other Applicable Laws:** Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

**XIV. Amendment:** This policy may be amended from time to time by SHA as approved by the SHA Board of Commissioners.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Sparta Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450111</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2011</b> <b>FFY of Grant Approval: 2011</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$50,000.00			
3	1408 Management Improvements	\$18,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$25,000.00			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$39,280.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	\$104,720.00			
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Non-dwelling Structures	\$13,000.00			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities <sup>4</sup>	-			

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

Part I: Summary					
PHA Name: Sparta Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43PD446D111 Replacement Housing Factor Grant No:		Federal FY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15a	1501 Collateralization or Debt Service paid by the PHA	0.00			
15b	3000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 5% of line 20)	0.00			
20	Amount of Annual Grant (sum of lines 2 - 19)	3250 000.00			
21	Amount of line 20 Related to LEP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>John Kuyper</i>		10/05/2010			

<b>Part II Supporting Pages</b>								
<b>PHA Name:</b> Sparta Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450111</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2011</b>	
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>1</sup></b>	<b>Funds Obligated <sup>2</sup></b>	<b>Funds Expended <sup>2</sup></b>	
PHA Wide	Operations	1406	1	\$50,000.00				
PHA Wide	Management	1408	1	\$18,000.00				
PHA Wide	Administration	1410	1	\$25,000.00				
PHA Wide	A/E Design	1430	1	\$15,000.00				
PHA Wide	A/E Inspection	1430	1	\$11,200.00				
PHA Wide	A/E Management	1430	1	\$6,280.00				
PHA Wide	Consultant Planning (Agency Plan)	1430	1	\$5,000.00				
PHA Wide	Environmental Assessment	1430	1	\$1,800.00				
PHA Wide	Relocation	1495.1		\$0.00				
TN044000001	Remove existing and install new metal shingles/roofing repairs (TN044-03)	1460	LS	\$82,720.00				
TN044000001	Bathroom renovations (TN044-01)	1460	LS	\$10,000.00				
TN044000001	Interior renovations (Kitchens, bathrooms, electrical, painting etc.) (TN044-04)	1460	LS	\$12,000.00				
TN044000001	Replace windows (Office TN044-04)	1470	LS	\$6,000.00				
TN044000001	Install walkway canopy (Office TN044-04)	1470	LS	\$7,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Program</b>					
PHA Name: <b>Sparta Housing Authority</b>					<b>Federal FY of Grant: 2011</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	9/30/2013		9/30/2015		
TN044000001	9/30/2013		9/30/2015		

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> Sparta Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450110</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>

Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 6/30/2010     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$46,000.00	\$50,200.00	\$50,200.00	\$50,200.00
3	1408 Management Improvements	\$18,650.00	\$18,000.00	\$18,000.00	\$18,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$15,000.00	\$25,101.00	\$25,101.00	\$25,101.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	\$39,280.00	\$39,280.00	\$8,187.26	\$8,187.26
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	\$111,070.00	\$103,431.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$15,000.00	\$14,898.00	\$14,898.00
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

Annual Statements Performance and Evaluation  
 Development  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Spina Housing Authority		Grant Type and Number Capital Fund Program Grant No: TR43P04450110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (subplan no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Grant		Total Actual Cost		
		Original	Revised	Obligated	Expended	
18a	1801 Collateralization of Debt Service paid by the PHA	0.00	0.00	-	-	
18b	6000 Collateralization of Debt Service paid via System of Direct Payment	0.00	0.00	-	-	
18	1802 Contingency (may not exceed 8% of line 20)	0.00	0.00	-	-	
20	Amount of Annual Grant: (sum of lines 2-18)	\$280,000.00	\$25,072.00	\$1,318.35	\$116,586.26	
21	Amount of line 20 Related to USP Activities	0.00	0.00	-	-	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	-	-	
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	-	-	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	-	-	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	-	-	
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
<i>Juan Pagan</i>		10/05/2010				



Part II Supporting Pages									
<b>PHA Name:</b> Sparta Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450110</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2010</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA Wide	Operations	1406	1	\$46,000.00	\$50,200.00	\$50,200.00	\$50,200.00		
PHA Wide	Management	1408	1	\$18,650.00	\$18,000.00	\$18,000.00	\$18,000.00		
PHA Wide	Administration	1410	1	\$15,000.00	\$25,101.00	\$25,101.00	\$25,101.00		
PHA Wide	A/E Design	1430	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00		
PHA Wide	A/E Inspection	1430	1	\$11,200.00	\$11,200.00	\$0.00	\$0.00		
PHA Wide	A/E Management	1430	1	\$6,280.00	\$6,280.00	\$3,187.26	\$3,187.26		
PHA Wide	Consultant Planning (Agency Plan)	1430	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
PHA Wide	Environmental Assessment	1430	1	\$1,800.00	\$1,800.00	\$0.00	\$0.00		
PHA Wide	Ranges and Refrigerators (moved from 2011 CFP of 5-Year CFP)	1465.1	42	\$0.00	\$15,000.00	\$14,898.00	\$14,898.00		
PHA Wide	Relocation	1495.1		\$0.00	\$0.00	-	-		
TN044000001	Building exterior (Remove existing and install new roofing) (TN044-01)	1460	12 DU	\$10,000.00	\$33,000.00	\$0.00	\$0.00		
TN044000001	Building exterior (Remove existing and install new metal roofing) (TN044-03)	1460	128 SQ	\$101,070.00	\$70,431.00	\$0.00	\$0.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Program</b>					
PHA Name: <b>Sparta Housing Authority</b>					Federal FY of Grant: <b>2010</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	9/30/2012		9/30/2014		
TN044000001	9/30/2012		9/30/2014		

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Sparta Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450109</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>06/30/2010</b>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$46,000.00	\$50,920.00	\$50,920.00	\$50,920.00
3	1408 Management Improvements	\$18,650.00	\$28,650.00	\$28,650.00	\$28,650.00
4	1410 Administration (may not exceed 10% of line 21)	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	\$39,280.00	\$39,280.00	\$21,959.00	\$21,592.55
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	\$84,490.00	-	-	-
10	1460 Dwelling Structures	\$26,580.00	\$93,703.00	\$93,703.00	\$37,050.95
11	1465.1 Dwelling Equipment—Nonexpendable	-	\$6,000.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	\$21,047.00	\$0.00	\$0.00
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

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

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

Part I: Summary					
PHA Name: Sparta Housing Authority		Grant Type and Number Capital Fund Program Grant No: TM43PB1450104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Grant		Total Actual Grant	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1901 Collaboration or Debt Service paid by the PHA	0.00	0.00	-	-
18b	6000 Collaboration or Debt Service paid Via System of Direct Payment	0.00	0.00	-	-
18	1902 Contingency (may not exceed 0% of line 20)	0.00	0.00	-	-
20	Amount of Annual Grant (sum of lines 2 - 19)	2290,000.00	2294,500.00	2290,200.00	\$1,012,100.00
21	Amount of line 20 Related to LSP Activities	0.00	0.00	-	-
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	-	-
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	-	-
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	-	-
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	-	-
Signature of Executive Director <i>John Hays</i>		Date 10/05/2010	Signature of Public Housing Director		Date

<b>Part II Supporting Pages</b>								
<b>PHA Name:</b> Sparta Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P04450109</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2009</b>		
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>1</sup></b>	<b>Funds Obligated <sup>2</sup></b>	<b>Funds Expended <sup>2</sup></b>	
PHA Wide	Operations	1406	1	\$46,000.00	\$50,920.00	\$50,920.00	\$50,920.00	
PHA Wide	Management	1408	1	\$18,650.00	\$28,650.00	\$28,650.00	\$28,650.00	
PHA Wide	Administration	1410	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
PHA Wide	A/E Design	1430	1	\$15,000.00	\$15,000.00	\$9,412.00	\$9,412.00	
PHA Wide	A/E Inspection	1430	1	\$11,200.00	\$11,200.00	\$7,547.00	\$7,180.55	
PHA Wide	A/E Management	1430	1	\$6,280.00	\$6,280.00	\$0.00	\$0.00	
PHA Wide	Consultant Planning (Agency Plan)	1430	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
PHA Wide	Environmental Assessment	1430	1	\$1,800.00	\$1,800.00	\$0.00	\$0.00	
PHA Wide	Relocation	1495.1	1	\$0.00	\$0.00	-	-	
TN044000001	Building exterior (Remove existing & install new 5 inch gutters with gutter guards) (TN044-01)	1460	450 LF	\$2,700.00	\$0.00	-	-	
TN044000001	Replace fascia and damaged soffits (TN044-01)	1460	LS	\$12,000.00	\$0.00	-	-	
TN044000001	Provide new parking bays (20) (TN044-01)	1450	LS	\$84,490.00	\$0.00	-	-	
TN044000001	Building exterior (Remove existing and install new asphalt shingles)	1460	LS	\$11,880.00	\$93,703.00	\$93,703.00	\$37,050.95	
TN044000001	Replace ranges	1465.1	10	\$0.00	\$3,000.00	\$0.00	\$0.00	
TN044000001	Replace refrigerators	1465.1	10	\$0.00	\$3,000.00	\$0.00	\$0.00	
TN044000001	Non-Dwelling Equipment ( Maintenance)	1475	10	\$0.00	\$21,047.00	\$0.00	\$0.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Program</b>					
PHA Name: <b>Sparta Housing Authority</b>					Federal FY of Grant: <b>2009</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	9/14/2011		9/14/2013		
TN044000001	9/14/2011		9/14/2013		

<b>PART I: SUMMARY</b>						
PHA Name/Number <b>Sparta Housing Authority / TN044</b>		Locality (City/County & State) <b>Sparta / White County, Tennessee</b>			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
C.	Management Improvements		\$58,000.00	\$58,000.00	\$58,000.00	\$60,400.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$2,000.00	\$2,000.00	\$2,000.00	\$20,000.00
E.	ADMINISTRATION		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
F.	Other					
G.	Operations		\$50,000.00	\$50,000.00	\$50,000.00	\$29,600.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00

<b>PART I: SUMMARY (CONTINUATION)</b>						
PHA Name/Number <b>Sparta Housing Authority / TN044</b>			Locality (City/county & State) <b>Sparta / White County, Tennessee</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <b>2012</b>	Work Statement for Year 3 FFY <b>2013</b>	Work Statement for Year 4 FFY <b>2014</b>	Work Statement for Year 5 FFY <b>2015</b>
		Annual Statement				
	TN044000001		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00





<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <b>2011</b>	Work Statement for Year <b>2014</b> FFY <b>2014</b>			Work Statement for Year: <b>2015</b> FFY <b>2015</b>		
	<b>Development Number/Name</b> General Description of Major Work Categories	Quantity	Estimated Cost	<b>Development Number/Name</b> General Description of Major Work Categories	Quantity	Estimated Cost
	Statement					
	<b>TN044000001:</b>			<b>TN044000001:</b>		
	HVAC (PHA-Wide)	LS	\$100,000.00	Ranges and refrigerators (PHA-Wide)	LS	\$3,000.00
	Window replacement (PHA-Wide)	LS	\$15,000.00	Bathroom renovations and plumbing improvements (PHA-Wide)	LS	\$15,000.00
	Screen doors (PHA-Wide)	LS	\$10,000.00	Interior/exterior painting (PHA-Wide)	LS	\$5,000.00
				Lighting and electrical improvements (PHA-Wide)	LS	\$5,000.00
				Replace flooring (PHA-Wide)	LS	\$5,000.00
				Kitchen renovations (PHA-Wide)	LS	\$15,000.00
				Replace water heaters (PHA-Wide)	LS	\$3,000.00
				Replace HVAC, gas furnaces and misc. mechanical improvements (PHA-Wide)	LS	\$10,000.00
				Building exterior improvements (PHA-Wide)	LS	\$10,000.00
				Replace roofs/repairs (PHA-Wide)	LS	\$5,000.00
				Replace windows (PHA-Wide)	LS	\$25,930.00
				Non-dwelling structures (PHA-Wide)	LS	\$5,000.00
				Interior/exterior doors & hardware (PHA-Wide)	LS	\$10,000.00
				Roofing/shingles (PHA-Wide)	LS	\$5,000.00
				Site improvements (PHA-Wide)	LS	\$3,070.00
	<b>Subtotal of Estimated Cost</b>		<b>\$125,000.00</b>	<b>Subtotal of Estimated Cost</b>		<b>\$125,000.00</b>



