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| **Annual PHA Plan**  ***(Standard PHAs and Troubled PHAs)*** | **U.S. Department of Housing and Urban Development**  **Office of Public and Indian Housing** | **OMB No. 2577-0226**  **Expires: 02/29/2016** |

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annuallyby **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

1. ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
2. ***Small PHA***- APHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
3. ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
4. ***Standard PHA*** -A PHAthat owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
5. ***Troubled PHA* -** A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
6. ***Qualified* *PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

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| **A.** | **PHA Information.** | | | | | |
| **A.1** | **PHA Name**: \_\_\_\_Chattanooga Housing Authority\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **PHA Code**: \_\_TN004\_\_\_\_\_\_\_  **PHA Type:**  Standard PHA  Troubled PHA  **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): \_\_01/20202020\_\_\_\_\_\_\_  **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  **Number of Public Housing (PH) Units \_2,612\_\_\_\_\_ Number of Housing Choice Vouchers (HCVs) \_\_3,758\_\_\_\_\_Total Combined Units/Vouchers \_\_6,250\_\_\_\_\_\_\_\_\_**  **PHA Plan Submission Type:**  Annual Submission Revised Annual Submission  **Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.  CHA 2020 Plan may be examined by the public in Chattanooga, TN at:  1. City of Chattanooga Mayor’s Office  2. City of Chattanooga Community Development Office  3. Chattanooga Bicentennial Library  4. Villages at Alton Park Leasing Office  5. Oaks at Camden Leasing Office  6. Maple Hills Leasing Office  7. Emma Wheeler Homes Leasing Office  8. Cromwell Hills Leasing Office  9. Greenwood Terrace Leasing Office  10. East Lake Courts Leasing Office  11. College Hill Courts Leasing Office  12. Boynton Terrace Leasing Office  13. Gateway Towers Leasing Office  14. Mary Walker Towers Leasing Office  15. Dogwood Manor Leasing Office  16. CHA Central Office  17. www.chahousing.org  In addition to the above, the following Resident Councils have been provided access to this plan:  Boynton Terrace  Greenwood/Scattered Sites  Mary Walker Towers  Gateway Tower  Resident Advisory Board  **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below) | | | | | |
| **Participating PHAs** | **PHA Code** | **Program(s) in the Consortia** | **Program(s) not in the Consortia** | **No. of Units in Each Program** | |
| **PH** | **HCV** |
| Lead PHA: |  |  |  |  |  |
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| **B.** | **Annual Plan Elements** | | | | | |
| **B.1** | **Revision of PHA Plan Elements.**  (a) Have the following PHA Plan elements been revised by the PHA?  Y N  Statement of Housing Needs and Strategy for Addressing Housing Needs  Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  Financial Resources.  Rent Determination.  Operation and Management.  Grievance Procedures.  Homeownership Programs.  Community Service and Self-Sufficiency Programs.  Safety and Crime Prevention.  Pet Policy.  Asset Management.  Substantial Deviation.  Significant Amendment/Modification  (b) If the PHA answered yes for any element, describe the revisions for each revised element(s):  Other Policies that Govern Eligibility, Selection and Admission:  The CHA plans to renovate the Cromwell Hills Apartments, using 4% Low Income Housing Tax Credits, Tennessee Housing Trust Fund monies, Community Development Block Grant funds and Housing Choice Voucher Project-Based Vouchers. At the completion of the renovations the property will no longer be public housing, but rather will operate in a voucher environment. Due to these various funding sources, policies that govern eligibility, selection and admission will change. The CHA has developed a Management Plan that delineates the policies for selection of applicants and for the ongoing management of the property; see Section 10.  The CHA plans to renovate 111 units at scattered sites (Glenwood East and North, Woodside, and Missionary Heights) pursuant to HUD’s Rental Assistance Demonstration Program (RAD) , using 4% Low Income Housing Tax Credits, National Housing Trust Fund monies, City of Chattanooga funding (pending) and Project Based Rental Assistance. At the completion of the renovations the property will no longer be public housing, but rather will operate in a voucher environment. Due to the RAD regulations and various funding sources, policies that govern eligibility, selection and admission will change. The CHA is in the process of developing a Management Plan that delineates the policies for selection of applicants and for the ongoing management of the property; which will be published for a 30-day comment period separately from the Annual Plan and Five Year Plan public comment period.  Admission: The bar against re-application after a denial for unfavorable background check is set at 12 months.   |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Statement of Financial Resources for YE 2019** | | | |  | | *for HUD-50075 (24 CFR 903.7)* | | | |  | |  |  | |  |  | |  | Category | | Description | Amount | |  | **Public Housing** | | |  | |  |  | Subsidy and Rental | | 15,979,000 | |  |  | Capital Fund grants | | 4,647,000 | |  |  | ROSS grants | | 211,000 | |  |  |  | | 20,837,000 | |  |  |  | |  | |  | **Housing Choice Voucher** | | |  | |  |  | HCVP - Voucher | | 20,834,000 | |  |  | HCVP - Admin | | 2,117,000 | |  |  |  | | 22,951,000 | |  |  |  | |  | |  | **Other** |  | |  | |  |  | Property Mgmt | | 43,000 | |  |  | Other Income | | 116,000 | |  |  |  | | 159,000 | |  |  |  | |  | |  |  | **Total Estimated Financial Resources** | | **43,947,000** |   Financial Resources  Of the Other Income, approximately 17% will be used to support Central Office Cost Center operations, and the remaining 83% to support public housing operations.  Operation and Management  The CHA has made several minor changes to its public housing Admissions and Continued Occupancy Plan (ACOP) for 2020. The Policy is amended to clarify that late fees will no longer be charged for families whose primary source of income is from designated Federal Government sources. Minor clarifications were made regarding the applicability of administrative transfers to 3rd-party-managed public housing sites and the provision for residents to pay their security deposit in four monthly installments. Language in the ACOP and Lease has been changed to increment the security deposit to $200, up from $160, and to clarify that the availability of four monthly installments to pay the security deposit at move-in is at the discretion of staff. Bedroom sizing guidelines for the Public Housing program have been changed to match those in the CHA’s Housing Choice Voucher Program as closely as feasible.  Asset Management  In 2020 the CHA will manage Emerald Villages in a model that incorporates LIHTC, RAD and Project Based Rental Assistance. In 2020 the CHA will manage Cromwell Hills Apartments in a model that incorporates LIHTC and HCVP project-based vouchers.  CHA has received a CHAP to convert the 4 elderly high rises from public housing to RAD. See “New  Activities”.  (c) The PHA must submit its Deconcentration Policy for Field Office review.  CHA's deconcentration policy for low-income public housing is set out in Section 3.3.3(c) of the Admissions and Continued Occupancy Policy:  In accordance with the Congressional mandate in the “Quality Housing and Work Responsibility Act of 1998”, the CHA has adopted the federally required policies to provide for de-concentration of poverty and to encourage income mixing in all family developments. Although the CHA will affirmatively market its housing programs to all eligible income groups, the CHA will take appropriate actions to de-concentrate poverty and encourage income mixing in developments by offering units in developments with higher average income levels to families with lower incomes, and by offering units in developments with lower average income levels to families with higher incomes.  To this end, the site-based management office may skip over families on the waiting list to reach other families with lower/higher incomes in order to comply with de-concentration requirements.  In conjunction with the submission of the Annual Plan, the CHA will analyze the income levels of families residing in each development. Based on this analysis, the CHA will determine necessary marketing strategies to comply with de-concentration requirements.  The CHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. | | | | | |
| **B.2** | **New Activities*.***  (a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?  Y N  Hope VI or Choice Neighborhoods.  Mixed Finance Modernization or Development.  Demolition and/or Disposition.  Designated Housing for Elderly and/or Disabled Families.  Conversion of Public Housing to Tenant-Based Assistance.  Conversion of Public Housing to Project-Based Assistance under RAD  Occupancy by Over-Income Families.  Occupancy by Police Officers.  Non-Smoking Policies.  Project-Based Vouchers.  Units with Approved Vacancies for Modernization.  Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).  (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.  Demolition and/or Disposition  CHA plans to work with the City of Chattanooga to develop a plan for the demolition/disposition of College Hill Courts in phases over the next few years. This work is expected to be accomplished in conjunction with the redevelopment of the West Side. The process will involve resident input at all stages and include a relocation plan for residents in all phases to ensure that appropriate off site housing or vouchers are available before relocation and/or demolition. CHA plans to engage consultants to facilitate resident communication, stake holder involvement and involvement of urban planners and real estate developers at some stage to develop an over-all plan in preparation for new construction. The current plan is to submit a completed application to HUD in 2020 which will require extensive resident participation; property physical needs assessment, environmental review and appraisal.  .  Conversion of Public Housing to Project-Based Assistance under RAD  CHA has received a Commitment to Enter into Housing Assistance Payments (CHAP) for the use of the Rental Assistance Demonstration (RAD) conversion program for each high rise (Dogwood, Mary Walker, Boynton, and Gateway). The conversion will be to Project Based Rental Assistance (PBRA) and upon conversion CHA will adopt the resident rights, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, Rev-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. These Notices are attached as Appendix XXX. The conversion process, begun in 2019, will be completed during 2020 and is expected to be “no debt” or “minimal debt” conversion, depending on Capital Fund appropriations for 2020. These four sites are high rises designated for the elderly. Boynton Terrace has 150 0-bedroom units, 98 1-bedroom units and 2 2-bedroom units. Mary Walker has 152 1-bedroom units and 1 2-bedroom unit. Gateway has 132 1-bedroom units. Dogwood Manor has 136 1-bredroom units. There will be no change in the number of units or the number of bedrooms. There will be no change in policy on who can live in the units and there will be no transfer of assistance for any of these units. Please be aware that when the conversion is completed, the Capital Fund and the Operating Fund will be reduced by the pro-rata share of funding awarded. and will be replaced by funding from Project Based Rental Assistance for the operation of the new sites. The estimated annual funding reduction based on 2019 awards is:  Mary Walker – CFP, $283,410; OpFund ,$480,872  Boynton – CFP, $432,599; OpFund, $774,846  Gateway – CFP, $250,230; OpFund, $371,581  Dogwood – CFP, $163,109; OpFund, $366,840  The CHA has debt under an Energy Performance Contract (EPC) and will be working with our EPC provider to address this debt before conversion.  CHA also plans to apply for a CHAP for the RAD conversion of Fairmount Apartments in 2020.  Project-Based Vouchers  CHA will actively conduct feasibility investigations on new construction or renovation development possibilities involving the use of its allocation of project-based vouchers to facilitate the transition of the CHA’s older public housing sites into affordable housing developments which better meet the requirements of today's marketplace and the available affordable housing resources. The CHA is currently rehabilitating the 200 units at Cromwell Hills Apartments using 4% Low –Income Housing Tax Credits, funds from the TN Housing Trust Fund, Community Development Block Grant funds and 200 Project-Based Vouchers.  CHA has partnered with Camden Trails, L.P. to develop 82 units of affordable housing on the vacant land at the Cromwell Hills site utilizing 82 Project-Based Vouchers. . The developer has submitted a 9% Low Income housing Tax Credit application to Tennessee Housing Development Agency for the 2019 allocation.  In 2018, the CHA awarded 87 Project-Based Vouchers (PBVs) to the Elmington Capital Group for the development of Chestnut Flats. It is expected that 100% of these units will be under a Project-Based Voucher Housing Assistance Payments (HAP) Contract by the end of 2019.  The CHA awarded 64 Project-Based Vouchers (PBVs) to Trent Development for the development of units at the Flats at 58. It is expected that these units will go under a Project-Based Voucher Housing Assistance Payments Contract by the end of 2019. | | | | | |
| **B.3** | **Civil Rights Certification.**  Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. | | | | | |
| **B.4** | **Most Recent Fiscal Year Audit**.   1. Were there any findings in the most recent FY Audit?   Y N     1. If yes, please describe: | | | | | |
| **B.5** | **Progress Report.**  Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  **Expand the supply of Assisted Housing**   * The CHA applied for new allocations of HCVP vouchers as they became available in 2019. The CHA received an award of 40 Mainstream Vouchers and 70 Family Unification Vouchers. The CHA received notice from HUD in July 2019 that additional Veterans Affairs Supportive Housing (VASH) Vouchers are available. The CHA plans to apply for the maximum number of VASH vouchers for which it is eligible. * The CHA will also apply for additional Mainstream Vouchers. * Continued strong focus on LIPH vacancy reduction utilizing site staff, temporary staff and outside contracting of unit turns. We have begun efforts to conduct extra screening of residents to reduce unsuccessful tenancies. The CHA awarded 87 Project-Based Vouchers (PBV) to the Elmington Capital Group for the Chestnut Flats Development, which will consist of 199 rental units. The project has been under construction since January 2019.will be partially ready for occupancy in August 2019. * The CHA partnered with Flats at 58, L.P., developers of an apartment complex of 64 units financed partly by 9% Low Income Housing Tax Credits. The CHA awarded 64 Project-Based Vouchers to this developer. In exchange, CHA will receive a portion of the development fee and a 3-acre portion of the current site graded for future development by CHA. In addition, CHA will have the right of first refusal to acquire the complex after 15 years and the right to manage it if the 3-acre parcel is developed sooner. * CHA applied for, and was awarded, a grant from the Tennessee Housing Trust Fund for $500,000 for Cromwell Hills Apartments’ renovation. The development will be converted to Project-Based Vouchers. Ten units will be reserved for homeless veterans and ten units will be reserved for ex-offenders with the FUSE Program serving as the primary referral source. * CHA also applied for, and was awarded, a grant from the National Housing Trust Fund for $900,000 to house ten extremely-low-income families at Missionary Heights, one of the sites in the Emerald Villages Rental Assistance Demonstration Project-Based Rental Assistance conversion. * The Tennessee Housing Development Agency (THDA) awarded 4% Low Income Housing Tax Credits for use in the renovations of the Cromwell Hills Apartments and Emerald Villages. Plans for renovation are underway. Both projects are expected to close by year-end 2019. * The City of Chattanooga awarded the CHA a $200,000 Community Development Block Grant for infrastructure at Cromwell Hills Apartments. * The CHA plans to apply to the City of Chattanooga for a $400,000 contribution that will be used for the renovation of Emerald Villages.     **Improve the quality of assisted housing**   * The renovation of two towers at Boynton Terrace is complete. The remaining tower will be renovated during the RAD conversion process, planned to begin in the last quarter of 2019 of 2019. * Increased choices for participants in HCVP through continuation of Small Area Fair Market Rent Program, which provides voucher payment standards by zip codes throughout Hamilton County. * Attracted new landlords to HCVP through bi-monthly outreach meetings and CHA newsletters. * The CHA Public Housing Program has started to utilize additional information capturing processes and technologies to utilize pest control inspections to identify apartments with housekeeping or pest problems and track progress.   **Increase Assisted Housing Choices**   * The CHA successfully applied for a grant from the Maclellan Foundation that funded the salary and benefits for two CHA employees: a Spiritual Wellness And Trauma (SWAT) Coach and a Housing Navigator. These staff members help homeless individuals and families who have limited housing options to secure affordable, quality housing. This is the fourth year that Maclellan has funded the Housing Navigator position and the first year that it has funded the SWAT Coach position. * The HCVP Department continues to promote its SAFMR Program, that allows for higher voucher payment standards in more desirable neighborhoods and communities within Hamilton County. * The HCVP Department held 3 landlord fairs, to connect voucher holders with landlords who had available units. * The CHA applied for 100 Mainstream Vouchers to assist non-elderly families with disabilities and received 40 Mainstream Vouchers.. * The CHA applied for 95 Family Unification Vouchers, which will target three populations: 1) youths aging out of foster care, 2) reunification of parents with children who are in DCS custody, and 3) keeping families intact who are at risk of losing their children to DCS custody for lack of affordable permanent housing. The CHA received 70 Vouchers. * The CHA has decreased the error rate in its waiting list administration. * The CHA will apply for additional Mainstream Vouchers by September 5, 2019.   **Improve Community Quality of Life and Economic Vitality**   * Partnered with existing agencies to provide educational, recreational and social opportunities on site in public housing developments including, but not limited to, Chattanooga YMCA; Partnership for Families Children & Adults; The Center for Adult Education; Chattanooga Early Childhood Development (Head Start Program); CITH of Chattanooga Youth & Family Development; READ 20; Memorial Healthcare Systems – Mary Ellen Locher Breast Cancer Center; Urban League of Greater Chattanooga; Consumer Credit Counselling Services Accountability Measures; First Things First; Regions Bank; Sun Trust Bank; United Way; Parents are First Teachers; Chattanooga Arts & Education Council; Chattanooga Neighborhood Enterprises; and Catholic Charities of East Tennessee. * The CHA received $250,000 from HUD’s Safety and Security Grant pool to replace and enhance digital recording equipment at the CHA’s public housing sites in an effort to provide greater security. * The CHA partnered with CHI Memorial to build a health clinic at the Boynton Terrace Apartments to serve the physical, mental, and other health needs of the elderly populations at Boynton Terrace Apartments, Dogwood Manor, and Gateway Tower. * The CHA assigned a full-time case manager to each of the elderly high rises and a full-time case manager to serve the needs of elderly residents living in family public housing sites. * The CHA issued an RFP for mental health services that will be provided on site to residents of public housing residents. * The CHA has begun a trial of 3rd party applicant suitability screening to test whether such screening will be able to identify applicants who may not be a good fit for the program.   **Promote Self-Sufficiency and Asset Development of Families**   * Upward Mobility Coach continues to implement Upward Mobility Programs at Fairmount Apartments, Greenwood Terrace, and Maple Hills. The CHA plans to expand the Program in its Cromwell Hills Apartment renovation and new development project that will result in an additional 200 families being part of self-sufficiency initiatives. * A second Upward Mobility Coach has been hired to work with 111 families who reside at Emeralds Villages, with a focus on breaking the cycle of generational poverty. * ROSS Grant Service Coordinators continue to provide services at the following locations: College Hill, East Lake, Emma Wheeler Homes, and Cromwell Hills. Three new part-time Coordinators were hired in 2019. These individuals are responsible for helping to connect residents to various service providers. Resident services activities are focused on helping participants keep their housing. Also available to the residents for assistance with moving toward becoming self-sufficient is the Family Self-Sufficiency (FSS) Coordinator, who works with residents of the LIPH and HCVP Programs. * HCVP secured continued funding for an FSS Coordinator. * CHA continues to operate the Elderly Service Coordinator’s Program in-house, thereby providing a full-time staff member in each of the 4 elderly high rise buildings and a full-time staff member who services elders residing in family public housing developments. The CHA staff members have partnered with several agencies in the community to enhance on-site services for the elderly residents. * The CHA hosted 5 job fairs that linked prospective employers with interested LIPH residents and HCVP participants. * The CHA hosts homeowners informational meetings and focus groups to discuss barriers and help them move past those barriers.   **Ensure Equal Opportunity and Affirmatively Further Fair Housing**     * All CHA staff have received training by HUD on the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Titles II and III of the Americans with Disabilities Act. This training will be repeated 2020. * The CHA made additional progress in refining our procedures for implementing unit transfers under the Violence Against Women Act, in order to make the process as streamlined, helpful and effective as possible for both residents and staff. * Conducted outreach to Latino community in Chattanooga through La Paz de Dios and other groups. * Provide quarterly reports to HUD on all things relating to Section 504, including reasonable accommodation logs from each housing site. * Offer access to Tennessee Relay System for hearing impaired by posting phone number (711) at all sites. * The CHA promptly responds to requests for reasonable accommodations in its programs. * The CHA continues to expand its communications capability. Currently CHA staff members speak the following languages: Russian, Ukrainian, Spanish, French, Arabic, and Urdu. The CHA maintains contracts with speakers of Swahili, Kiswahili and Spanish and American Sign Language. The CHA has secured the services of Language Select, LLC dba United Language Group, which allows CHA access to over 200 languages.   **Financial Highlights and Conclusions:**   * **Public Housing Program**:had a $1.63 million excess of revenues over expenses for the year ended December 31, 2018. Public Housing and Capital Fund program revenues were $2.9 million higher than during 2017 as a result of increased funding from the 2017 Omnibus Bill. * **Housing Choice Voucher Program**: recognized net income of $28,285 due primarily to an $83,371 excess of advances from HUD in relation to program expenditure levels of Housing Assistance Payments (HAP). As a result, the balance of HAP equity increased from $0 to $83,371, while the administrative portion of operations finished the year with a balance of $55,267. Lease-up levels for the year 94.3% on a unit basis this year and as such the agency recognized a reduction of $1,054,417 in HUD funding in relation to 2017 levels. * **Central Office Cost Center**: experienced an increase in Net Position of $576,549 during Fiscal Year 2018. This is a $100K increase over last year’s operating results due primarily to the receipt of $200,000 of developer fees from the CHA’s partnership with the new Flats-at-158 community currently under development. * **Federal Funding**: Federal funding received in 2018 was $39,535,038, which represents an increase of $1,816,506 (a 5% increase) from the $37,718,532 recognized in 2017. This was due to an increase of $2.7 million for Public Housing related programs in 2018 offset somewhat by a $1.1 million decrease for Housing Assistance Payments programs. * **HAP Utilization**: Payments to landlords for the Housing Assistance Payments decreased from $22.7 million in 2017 to $21.4 million in 2018 due to lower program utilization in relation to 2017 levels. This represents a 6% decrease from the prior year. * **Business Activities**: experienced a decrease in net assets of $95,263. When depreciation is excluded from this calculation this represents an operating increase of $200,974. In addition, the program recorded a non-operating gain of $81,252 due to the increase in the value of the interest rate swap on the Holtzclaw, LLC loan with First Tennessee Bank. * **Cash & Investments** position increased from $11,389,050 at the end of 2017 to $13,641,023 as of December 31, 2018. This increase was due primarily to the $2.8 million additional funding received for the Public Housing and Capital Fund grant programs in relation to 2017 levels which represents a 22 percent increase in funding over prior periods while that program’s expenses were relatively flat with only a $20,656 increase.   **Cash & Investments:** position decreased from $13,578,784 at the end of 2016 to $11,389,050 as of December 31, 2017. This decrease was due primarily to the Housing Choice Voucher Program's Cash position which dropped from $2,428,493 million at 12/31/2016 to $281,431 at 12/31/2017. This decrease was mainly attributable to HUD advancing $1,924,991 of January 2017 funding during December 2016 which artificially inflated the end of year program balance for 2016. | | | | | |
| **B.6** | **Resident Advisory Board (RAB) Comments.**  (a) Did the RAB(s) provide comments to the PHA Plan?  Y N     1. If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. | | | | | |
| **B.7** | **Certification by State or Local Officials.**  [Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. | | | | | |  |
| **B.8** | **Troubled PHA.**  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A    (b) If yes, please describe: | | | | | |
| **C.** | **Statement of Capital Improvements**. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). | | | | | |
| **C.1** | **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  **Please see form HUD-50075.2 approved by HUD and effective on 5/29/2018** | | | | | |