

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 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.

A. PHA Information.												
A.1	PHA Name: <u>Maryville Housing Authority</u> PHA Code: <u>TN065</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>400</u> Number of Housing Choice Vouchers (HCVs) <u>356</u> Total Combined <u>756</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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. How the public can access this PHA Plan: The PHA plan is available at the main office located at 311 Atlantic Ave. Maryville TN. All documents are available on our website. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)											
	<table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th colspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th><th>PH</th><th>HCV</th></tr></thead></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program		PH	HCV	PH	HCV
Participating PHAs	PHA Code				Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program				
		PH	HCV	PH		HCV						

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Significant Amendment/Modification. In May 2024 an amended PHA plan was submitted updating the Authority's plan for future development.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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</p> <p>Mixed Finance Modernization or Development. The Authority is currently working with a Developer to development on a sections of property utilizing tax credits and other financing. Demolition and/or Disposition. The Authority will seek approval from HUD to remove approximately 8.5 acres at the end of Pacific Ave from the MHA public housing portfolio. This will allow MHA to develop a tax credit property to increase affordable housing within the community. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. The Authority plans submit for a CHAP for the RAD program in the year 2025.</p>
B.3	<p>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. 1. The PHA began and will continue the application for demolition and/or disposition of a section of the PHA's portfolio, continued our collaboration with the selected developer, and was awarded the TDEC Grant for environmental mitigation. A comprehensive plan is being developed with the PHA local municipality to create a partnership for additional affordable housing. 2. PHA has completed the project to replace all heating and air units in each apartment and hallway at Broadway Towers. 3. Work should begin in late fall 2024 to modernize apartments with deteriorating cast iron pipes. The modernization project will include new plumbing, bathrooms, kitchens, flooring, and electrical upgrades.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recent HUD plan was submitted and approved in 6/2024</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe:</p>

C.	Other Document and/or Certification Requirements.						
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) 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.						
C.2	Certification by State or Local Officials. <i>Form HUD 50077-SL, 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.</i>						
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>						
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" data-bbox="159 1023 1528 1842"> <tr> <td data-bbox="159 1023 1528 1102">Fair Housing Goal: Ensure policy and HUD requirements are followed and consistently for evictions</td> </tr> <tr> <td data-bbox="159 1102 1528 1300"> <u>Describe fair housing strategies and actions to achieve the goal</u> The Authority has partnered with Legal Aide of East Tennessee for training and guidance on evictions. LAET provides fair housing training for employees and HCV landlords. MHA employees participate in annual training seminars through PHADA, Sere-Nahro, and other associations in the housing industry. </td> </tr> <tr> <td data-bbox="159 1300 1528 1378">Fair Housing Goal: Provide accessibility for people with disabilities to apply for housing</td> </tr> <tr> <td data-bbox="159 1378 1528 1566"> <u>Describe fair housing strategies and actions to achieve the goal</u> Provide applicants via phone or in-person assistance with the application process </td> </tr> <tr> <td data-bbox="159 1566 1528 1644">Fair Housing Goal: Increase education and outreach for voucher holders to assist participants who are better equipped and have the resources to search for housing.</td> </tr> <tr> <td data-bbox="159 1644 1528 1842"> <u>Describe fair housing strategies and actions to achieve the goal</u> MHA will continue to provide voucher participants information and assistance with searching for housing. The Authority has partnered with Blount County Community Action Agency to help with uniforms, gas, etc. </td> </tr> </table>	Fair Housing Goal: Ensure policy and HUD requirements are followed and consistently for evictions	<u>Describe fair housing strategies and actions to achieve the goal</u> The Authority has partnered with Legal Aide of East Tennessee for training and guidance on evictions. LAET provides fair housing training for employees and HCV landlords. MHA employees participate in annual training seminars through PHADA, Sere-Nahro, and other associations in the housing industry.	Fair Housing Goal: Provide accessibility for people with disabilities to apply for housing	<u>Describe fair housing strategies and actions to achieve the goal</u> Provide applicants via phone or in-person assistance with the application process	Fair Housing Goal: Increase education and outreach for voucher holders to assist participants who are better equipped and have the resources to search for housing.	<u>Describe fair housing strategies and actions to achieve the goal</u> MHA will continue to provide voucher participants information and assistance with searching for housing. The Authority has partnered with Blount County Community Action Agency to help with uniforms, gas, etc.
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Form identification: TN065-Maryville Housing Authority Form HUD-50075-HP (Form ID - 1631) printed by Julie Sharpe in HUD Secure Systems/Public Housing Portal at 08/20/2024 12:17PM EST



The Maryville Housing Authority proposes the following changes to the Public Housing Authority Dwelling Rental Agreement.

Section 2 (C)

Current

(C) In the event rent, or any installment due on the security deposit (set forth below), is not paid in full by the close of business on the 10th day of the month, a LATE CHARGE of \$20 or 10 percent of the rent amount, WHICHEVER IS GREATER, will be added to the account as a part of the Resident's total bill.

Proposed change

(C) In the event rent, or any installment due on the security deposit (set forth below), is not paid in full by the close of business on the 5th day of the month, a LATE CHARGE of \$20 or 10 percent of the rent amount, WHICHEVER IS GREATER, will be added to the account as a part of the Resident's total bill.

Sections 6 (T)

Current

Not to use or keep on the premises any flammable or explosive materials or substances of any kind (including, but not limited to, kerosene heaters, motorbikes, other gasoline-powered equipment, and fuel containers) with the exception of propane fuel tanks for outdoor gas grills and starter fluid for charcoal grills, which may be stored in a secure manner safe from children and pets on the porch but operated only in the grass. Firepits (store bought or manmade) are not allowed. Burning of trash or other items is not permitted on any properties owned by the Authority rent.

Proposed change

Not to use or keep on the premises any flammable or explosive materials or substances of any kind (including, but not limited to, kerosene heaters, motorbikes, other gasoline-powered equipment, fireworks, and fuel containers) with the exception of propane fuel tanks for outdoor gas grills and starter fluid for charcoal grills, which may be stored in a secure manner safe from children and pets on the porch but operated only in the grass. Firepits (store bought or manmade) are not allowed. Burning of trash or other items is not permitted on any properties owned by the Authority rent



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Draft

Approval Date:

Approved By:

Part I: Summary

PHA Name : Maryville Housing Authority

PHA Number: TN065

Locality (City/County & State)
 Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	MARYVILLE HOUSING AUTHORITY (TN065000001)	\$1,161,364.00	\$1,161,364.00	\$1,161,364.00	\$1,161,364.00	\$1,161,364.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000207	MARYVILLE HOUSING AUTHORITY (TN065000001) Copy of Administration 1410-Salaries (Administration (1410)-Salaries)	Salaries and Benefits		\$40,000.00
ID0000208	Copy of Management Improvements(Management Improvements(1408)-System Improvements)(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	System Improvements		\$30,000.00
ID0000209	Copy of Dwelling Structure(Non-Dwelling Construction-Mechanical(1480)-Cooling Equipment Systems, Non-Dwelling Construction-Mechanical(1480)-Heating Equipment-System)(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	30 units-HVAC		\$91,056.50
ID0000211	Copy of Site Improvements(Non-Dwelling Site Work (1480)-Landscape)(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)	Landscape for Curb Appeal \$10,000.00		\$10,000.00
ID0000212	Upgrade to electrical (Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical in units as needed.		\$40,000.00
ID0000213	Copy of A/E Fees(Contract Administration (1480)-Other Fees and Costs)(Contract Administration (1480)-Other Fees and Costs)	Architect Fees for Projects		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000214	Copy of MTW Activities(MTW (1492)(MTW (1492))	MTW Activities		\$110,644.00
ID0000215	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	BT - Smoke ventilation system for stairwells at Broadway Towers		\$50,000.00
ID0000216	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Modernize Units The authority plans to renovate units with deteriorating cast iron plumbing completely. Renovations will include, but are not limited to, installing new kitchen cabinets and new flooring throughout, rehabbing bathrooms, replacing HVAC systems, and upgrading electrical if needed.		\$262,347.00
ID0000219	Copy of Copy of Dwelling Structures(Non-Dwelling Exterior (1480)-Doors)(Non-Dwelling Exterior (1480)-Doors)	Fire Door and Stairwell-Replace/Repair Doors and Hardware-125 Doors		\$80,000.00
ID0000262	Copy of Copy of Operations (Operations (1406))	Operations		\$290,345.00
ID0000280	Environmental (Dwelling Unit-Development (1480)-New Construction)	Environmental Work		\$65,000.00
ID0000285	Site Dumpsters (Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Replace dumpsters throughout properties		\$20,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000286	ADA Handrails (Dwelling Unit-Exterior (180)-Balconies-Porches-Railings-etc)	Add or replace handrails for ramps or other medical accommodations due to NSPIRE		\$21,971.50
	Subtotal of Estimated Cost			\$1,161,364.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000221	MARVILLE HOUSING AUTHORITY (TN065000001)			\$1,161,364.00
ID0000221	Copy of Operations (Operations (1406))	Operations		\$290,345.00
ID0000222	Copy of Administration 1410-Salaries (Administration (1410)-Salaries)	Salaries and Benefits		\$40,000.00
ID0000223	Copy of Management Improvements(Management Improvements(1408)-System Improvements)(Management Improvement (1408)-Staff Training)	System Improvements		\$30,000.00
ID0000224	Copy of Dwelling Structure(Non-Dwelling Construction-Mechanical(1480)-Cooling Equipment Systems, Non-Dwelling Construction-Mechanical(1480)-Heating Equipment-System)(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	30 units-HVAC		\$91,056.50
ID0000226	Copy of Site Improvements(Non-Dwelling Site Work (1480)-Landscape)(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)	Landscape for Curb Appeal \$10,000.00		\$10,000.00
ID0000227	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Columns and Porches)(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Continue to replace walkways to increase accessibility to units and redesign of porches for elderly		\$21,971.50

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000228	Copy of A/E Fees/Contract Administration (1480)-Other Fees and Costs/(Contract Administration (1480)-Other Fees and Costs)	Architect Fees for Projects		\$50,000.00
ID00000229	Copy of MTW Activities(MTW (1492)(MTW (1492))	MTW Activities		\$110,644.00
ID00000230	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Mechanical/Dwelling Unit-Interior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	B1-150 units-replace fire smoke detection system		\$50,000.00
ID00000263	Copy of Copy of Dwelling Structures(Non-Dwelling Exterior (1480)-Doors)(Non-Dwelling Exterior (1480)-Doors)	Fire Door and Stairwell-Replace/Repair Doors and Hardware-125 Doors		\$80,000.00
ID00000276	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior 1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	10 Units- Modernize Units The authority plans to completely renovate units with deteriorating cast iron plumbing. Renovations will include, but are not limited to, installing new kitchen cabinets and new flooring throughout, rehabbing bathrooms, replacing HVAC systems, and upgrading electrical if needed.		\$262,347.00
ID00000281	Environmental (Dwelling Unit-Development (1480)-New Construction)	Environmental work for development		\$65,000.00
ID00000287	Upgrades to electrical (Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical in units as needed		\$40,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000288	Copy of ADA Handrails (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Add or replace handrails for ramps or other medical accommodations due to NSPIRE		\$20,000.00
	Subtotal of Estimated Cost			\$1,161,364.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARVILLE HOUSING AUTHORITY (TN065000001)			\$1,161,364.00
ID0000234	Copy of Operations (Operations (1406))	Operations		\$290,345.00
ID0000235	Copy of Administration (1410-Salaries (Administration (1410)-Salaries))	Salaries and Benefits		\$40,000.00
ID0000236	Copy of Management Improvements(Management Improvements(1408)-System Improvements) (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvements		\$30,000.00
ID0000237	Copy of Dwelling Structure(Non-Dwelling Construction-Mechanical(1480)-Cooling Equipment Systems, Non-Dwelling Construction-Mechanical(1480)-Heating Equipment-System)(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	30 units-HVAC		\$91,056.50
ID0000238	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Tubs and Showers)(Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Roll in Showers /Hardware-20 units		\$60,000.00
ID0000239	Copy of Dwelling Structures(Non-Dwelling Exterior (1480)-Doors)(Non-Dwelling Exterior (1480)-Doors)	Fire Door and Stairwell-Replace/Repair Doors and Hardware-125 Doors		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000240	Copy of Site Improvements(Non-Dwelling Site Work (1480)-Landscape)(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)	Landscape for Curb Appeal \$10,000.00		\$10,000.00
ID0000241	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Columns and Porches)(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Continue to replace walkways to increase accessibility to units and redesign of porches for elderly		\$21,971.50
ID0000242	Copy of A/E Fees(Contract Administration (1480)-Other Fees and Costs)(Contract Administration (1480)-Other Fees and Costs)	Architect Fees for Projects		\$50,000.00
ID0000243	Copy of MTW Activities(MTW (1492)(MTW (1492))	MTW Activities		\$110,644.00
ID0000244	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)- Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	BT-150 units-replace fire smoke detection system		\$50,000.00
ID0000277	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior 1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	10 Units- Modernize Units The authority plans to completely renovate units with deteriorating cast iron plumbing. Renovations will include, but are not limited to, installing new kitchen cabinets and new flooring throughout, rehabbing bathrooms, replacing HVAC systems, and upgrading electrical if needed.		\$262,347.00
ID0000282	Copy of Environmental (Dwelling Unit-Development (1480)-New Construction)	Environmental Work		\$65,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,161,364.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARVILLE HOUSING AUTHORITY (TN065000001)			\$1,161,364.00
ID0000248	Copy of Operations (Operations (1406))	Operations		\$290,345.00
ID0000249	Copy of Administration 1410-Salaries (Administration (1410)-Salaries)	Salaries and Benefits		\$40,000.00
ID0000250	Copy of Management Improvements(Management Improvements(1408)-System Improvements) (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	System Improvements		\$30,000.00
ID0000251	Copy of Dwelling Structure(Non-Dwelling Construction-Mechanical(1480)-Cooling Equipment Systems, Non-Dwelling Construction-Mechanical(1480)-Heating Equipment-System)(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	30 units-HVAC		\$91,056.50
ID0000252	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Tubs and Showers)(Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Roll in Showers /Hardware-20 units		\$60,000.00
ID0000253	Copy of Dwelling Structures(Non-Dwelling Exterior (1480)-Doors)(Non-Dwelling Exterior (1480)-Doors)	Fire Door and Stairwell-Replace/Repair Doors and Hardware-125 Doors		\$80,000.00

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Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000254	Copy of Site Improvements(Non-Dwelling Site Work (1480)-Landscape)(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)	Landscape for Curb Appeal \$10,000.00		\$10,000.00
ID0000255	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Columns and Porches)(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Continue to replace walkways to increase accessibility to units and redesign of porches for elderly		\$21,971.50
ID0000256	Copy of A/E Fees(Contract Administration (1480)-Other Fees and Costs)(Contract Administration (1480)-Other Fees and Costs)	Architect Fees for Projects		\$50,000.00
ID0000257	Copy of MTW Activities(MTW (1492)(MTW (1492))	MTW Activities		\$110,644.00
ID0000258	Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	BT-150 units-replace fire smoke detection system		\$50,000.00
ID0000278	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Modernize Units The authority plans to renovate units with deteriorating cast iron plumbing completely. Renovations will include, but are not limited to, installing new kitchen cabinets and new flooring throughout, rehabbing bathrooms, replacing HVAC systems, and upgrading electrical if needed		\$262,347.00
ID0000283	Copy of Environmental (Dwelling Unit-Development (1480)-New Construction)	Environmental Work		\$65,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,161,364.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARYVILLE HOUSING AUTHORITY (TN065000001)			\$1,161,364.00
ID00000206	Copy of Operations (Operations (1406))	Operations		\$290,345.00
ID00000220	Copy of Dwelling Structures(Non-Dwelling Exterior (1480)-Doors)(Non-Dwelling Exterior (1480)-Doors)	Fire Door and Stairwell-Replace/Repair Doors and Hardware-125 Doors		\$80,000.00
ID00000264	Copy of Copy of Administration 1410-Salaries (Administration (1410)-Salaries)	Salaries and Benefits		\$40,000.00
ID00000265	Copy of Copy of Management Improvements(Management Improvements(1408)-System Improvements) (Management Improvement (1408)-System Improvements, Management Improvement (1408)-Staff Training)	System Improvements		\$30,000.00
ID00000266	Copy of Copy of Dwelling Structure(Non-Dwelling Construction-Mechanical(1480)-Cooling Equipment Systems, Non-Dwelling Construction-Mechanical(1480)-Heating Equipment-System)(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	30 units-HVAC		\$91,056.50
ID00000267	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Tubs and Showers)(Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Roll in Showers /Hardware-20 units		\$60,000.00

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Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000268	Copy of Copy of Site Improvements(Non-Dwelling Site Work (1480)-Landscape)(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)	Landscape for Curb Appeal \$10,000.00		\$10,000.00
ID0000269	Copy of Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Columns and Porches)(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Continue to replace walkways to increase accessibility to units and redesign of porches for elderly		\$21,971.50
ID0000270	Copy of Copy of A/E Fees(Contract Administration (1480)-Other Fees and Costs)(Contract Administration (1480)-Other Fees and Costs)	Architect Fees for Projects		\$50,000.00
ID0000271	Copy of Copy of MTW Activities(MTW (1492)(MTW (1492))	MTW Activities		\$110,644.00
ID0000272	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)- Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	BT-150 units-replace fire smoke detection system		\$50,000.00
ID0000279	Copy of Copy of Dwelling Structures(Dwelling Unit-Interior 1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Modernize Units The authority plans to renovate units with deteriorating cast iron plumbing completely. Renovations will include, but are not limited to, installing new kitchen cabinets and new flooring throughout, rehabbing bathrooms, replacing HVAC systems, and upgrading electrical if needed.		\$262,347.00
ID0000284	Copy of Environmental (Dwelling Unit-Development (1480)-New Construction)	Environmental Work		\$65,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,161,364.00