

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>The Housing Authority of the City of Tupelo</u> PHA Code: <u>MS077</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>388</u> Number of HCV units: _____																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<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>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</b>																										
<b>5.2</b>	<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>See Attachment A</b>																										
<b>6.0</b>	<b>PHA Plan Update</b> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>See Attachment B</b></p> <p>(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.</p> <ol style="list-style-type: none"> <li><u>701 Canal Street Central Office</u></li> <li><u>1624 Green Street Rental Office</u></li> <li><u>Housing Authority Website</u></li> <li><u>HUD Website</u></li> </ol>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<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>MS26P07750107 – Attachment C      MS26P07750109 – Attachment E      MS26P07750110 - Attachment F</b> <b>MS26P07750108 – Attachment D      MS26S07750109 – Attachment G</b>																										
<b>8.2</b>	<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. <b>See Attachment H</b>																										
<b>8.3</b>	<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.																										

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>See Attachment I</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>See Attachment I</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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>See Attachment J</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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p><b>Attachment K</b></p> <p>(g) Challenged Elements – <b>Attachment L</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(j) VAWA – <b>Attachment M</b></p>

## **ATTACHMENT A**

### **Goals and Objectives**

1. Expand the supply of assisted housing by:
  - A. Maintaining vacancies under 3%
  - B. Looking for opportunities to partner with other agencies to provide additional assisted housing units for qualifying families
2. Improve the quality of assisted housing by:
  - A. Improving public housing management
    1. Score 90 % or better on PHAS
    2. Renovate or modernize public housing units
3. Provide an improved living environment by:
  - A. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
  - B. Designate developments or buildings for particular resident groups. The Housing Authority has one such development designated for elderly.
4. Promote self-sufficiency and asset development of assisted households by:
  - A. Increasing the number and percentage of employed persons in assisted families.
  - B. Providing or attracting supportive services to improve assistance recipients' employability.
  - C. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
5. Ensure equal opportunity and affirmatively further fair housing by:
  - A. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color religion, nation origin, sex, familial status, and disability.
  - B. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
  - C. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

## ATTACHMENT B

PHA has adopted the following policies.

### **1. Maintenance**

PHA has adopted a maintenance plan which outlines how the maintenance of housing operated by PHA will be conducted. Listed below are the polices that are outlined in the PHA maintenance plan.

- a. Day to day operations of maintenance
  - i. Routine work orders
  - ii. Annual inspections
  - iii. Review inspections
  - iv. Goals
  - v. Making vacant units ready for occupancy
  - vi. Preventive maintenance
  - vii. Asbestos and lead paint
  - viii. Quality control
  - ix. Emergency situations
  - x. Service Contracts
- b. Extra ordinary maintenance
- c. Materials, supplies and equipment
- d. Staffing and planning
- e. Training
- f. Contact
- g. Modernization
- h. Budget
- i. Pest infestation control
  - i. Pest infestation Treatment origination
  - ii. Pest infestation Prevention
- j. Energy conservation
- k. Exhibits

## **2. PROCUREMENT**

PHA has adopted a Procurement Policy which complies with the Annual Contributions Contract (ACC) between the Housing Authority of the City of Tupelo and the U.S. Department of Housing and Urban Development, Federal Regulations 24 CFR 85.36, the procurement standards of the Procurement Handbook for Public Housing Agencies, HUD Handbook 7460.8, REV-2, dated 2/2007 and applicable State and Local laws.

## **3. AFFIRMATIVE ACTION PLAN**

PHA has adopted an Affirmative Action Plan and committed to make diligent efforts to comply with state, local and federal laws enacted for the purpose of employing and training low and very-low income persons.

ATTACHMENT C

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Tupelo</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MS26P077501-07 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 Revised ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 07/31/2009 <input checked="" 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>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit	4,000	2,644	2,644	2,644
6	1415 Liquidated Damages				
7	1430 Fees and Costs	54,427	31,687.50	31,687.50	31,687.50
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	4,540	4,540	4,540
10	1460 Dwelling Structures	572,050	467,930.91	467,930.91	467,930.91
11	1465.1 Dwelling Equipment—Nonexpendable	19,000	18,974.59	18,974.59	18,974.59
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	-0-	123,700	123,700	123,700
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.

ATTACHMENT C

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Tupelo		<b>Grant Type and Number</b> Capital Fund Program Grant No: MS26P077501-07 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 Revised )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 07/31/2009		<input checked="" type="checkbox"/> Final Performance and Evaluation Report (REVISED)			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	649,477	649,477	649,477	649,477
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>Jamie S. Williams</i>		<b>Date</b> 10/16/09		<b>Signature of Public Housing Director</b> <i>Jamie S. Williams</i>	
				<b>Date</b> 10/16/09	

<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.

ATTACHMENT C

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: MS26P077501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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	AUDIT	1411		4,000	2,644	2,644	2,644	
MS077-003	A/E FEES, MOD COORDINATOR AND SURVEYS AND INSPECTIONS	1430		54,427	31,687.50	31,687.50	31,687.50	
MS077-004	SIDEWALK REPAIRS	1450		-0-	3,065	3,065	3,065	
MS077-004	IDENTIFICATION SIGN FOR COMPLEX	1450	1	-0-	1,475	1,475	1,475	
MS077-003	COMPREHENSIVE RENOVATION OF UNITS @ \$10,036 PER UNIT	1460	17 UNITS	572,050	467,930.91	467,930.91	467,930.91	
	BATHROOM RENOVATIONS:TUB SURROUNDS, VANITIES, FIXTURES @ \$2,200	1460	17 UNITS					
	KITCHEN RENOVATION: CABINETS, COUNTER TOPS, SINKS, FIXTURES, VENT HOOD/GREASE SHIELDS & PLUMBING	1460	17 UNITS					
	REPLACE FLOORING @ \$1,458 PER UNIT	1460	17 UNITS					
	REPLACE ROOFS - @ \$9,000	1460	17 BLDGS.					
PHA-WIDE	STOVES (27) REFRIGERATORS (27) @ \$350.00	1465	54	19,000	18,974.59	18,974.59	18,974.59	
MS077-003	DEMOLITION OF TWO BUILDINGS - 22 UNITS	1485	2 BLDGS.	-0-	123,700	123,700	123,700	
			TOTAL	649,477	649,477	649,477	649,477	

ATTACHMENT D

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>				FFY of Grant: 2008	
PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program Grant No: MS26P077501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant <input checked="" 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: 09/30/2009 <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>	129,895		129,895	129,895
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	71,237		71,237	69
5	1411 Audit	4,000		1,000	1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000		50,000	12,470
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	438,242		14,868	9,228
11	1465.1 Dwelling Equipment—Nonexpendable	19,000			
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.

ATTACHMENT D

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant:2008		FFY of Grant Approval:	
<b>PHA Name:</b> The Housing Authority of the City of Tupelo		<b>Grant Type and Number</b> Capital Fund Program Grant No: MS26P077501-08 Replacement Housing Factor Grant No: Date of CFFP:			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 Revised ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input checked="" 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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	712,374		267,000	152,662
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>James J. Williams</i>		Date 10/16/09		Signature of Public Housing Director <i>James J. Williams</i>	
		Date 10/16/09			

<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.

**ATTACHMENT D**

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: MS26P077501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
COCC	CAPITAL FUND MANAGEMENT FEE	1410		71,237		71,237	69	
AMP#1-001	OPERATIONS	1406		19,020		19,020	19,020	
	AUDIT	1411		585		160	160	
	STOVES & REFRIGERATORS 350.00	1465	8	2,780				
AMP#2-002	OPERATIONS	1406		34,870		34,870	34,870	
	AUDIT	1411		1,073		280	280	
	STOVES & REFRIGERATORS 350.00	1465	15	5,097				
AMP#3-003	OPERATIONS	1406		63,400		63,400	63,400	
	AUDIT	1411		1,950		460	460	
	STOVES & REFRIGERATORS 350.00	1465	26	9,268				
AMP#4-004	OPERATIONS	1406		12,605		12,605	12,605	
	AUDIT	1411		392		100	100	
	A/E FEES, MOD COORDINATOR, SURVEYS & INSPECTIONS	1430		50,000		50,000	12,470	
	COMPREHENSIVE RENOVATION OF UNITS 10,956	1460	40 UNITS	438,242		5,640		
	BATHROOM RENOVATIONS: TUB SURROUNDS, VANITIES, FIXTURES 2,200	1460	40 UNITS					
	KITCHEN RENOVATIONS: CABINETS, COUNTER TOPS, SINKS, FIXTURES, VENT HOOD/GREASE SHIELDS & PLUMBING 3,328 PER UNIT	1460	40 UNITS					
	REPLACE FLOORING 1,458 PER UNIT	1460	40 UNITS					
	REPLACE ROOFS 9,000	1460	7 BLDGS.			9,228	9,228	
	STOVES & REFRIGERATORS 350.00	1465	5	1,855				
	<b>TOTAL</b>			<b>712,374</b>		<b>267,000</b>	<b>152,662</b>	

<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.

ATTACHMENT E

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>				FFY of Grant: 2009	
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF TUPELO		Grant Type and Number Capital Fund Program Grant No: MS26P077501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant <input checked="" 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: 09/30/2009 <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>	129,895	129,895		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	71,237	71,237		
5	1411 Audit	4,000	4,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	438,242	388,242		
11	1465.1 Dwelling Equipment—Nonexpendable	19,000	19,000		
12	1470 Non-dwelling Structures	-0-	62,187		
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>				

ATTACHMENT E

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> THE HOUSING AUTHORITY OF THE CITY OF TUPELO	<b>Grant Type and Number</b> Capital Fund Program Grant No: MS26P077501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input checked="" 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: 09/30/2009				<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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	712,374	724,561		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>James S. Williams</i>		<b>Date</b> 10/16/09		<b>Signature of Public Housing Director</b> <i>James S. Williams</i>	
				<b>Date</b> 10/16/09	

<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.

ATTACHMENT E

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF TUPELO			Grant Type and Number Capital Fund Program Grant No: MS26P077501-09 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
COCC	CAPITAL FUND MANAGE FEE	1410		71,237	71,237			
AMP # 1 - 001	OPERATIONS	1406		19,020	19,020			
Canal Street	AUDIT	1411		585	585			
	STOVES & REFRIGERATORS 350	1465	8	2,780	2,780			
AMP # 2 - 002	OPERATIONS	1406		34,870	34,870			
Park Hill West	AUDIT	1411		1,073	1,073			
	STOVES & REFRIGERATORS 350	1465	15	5,097	5,097			
AMP # 3 - 003	OPERATIONS	1406		63,400	63,400			
Park Hill East	AUDIT	1411		1,950	1,950			
	STOVES & REFRIGERATORS 350	1465	26	9,268	9,268			
AMP # 4 - 004	OPERATIONS	1406		12,605	12,605			
Timber Ridge	AUDIT	1411		392	392			
	A/E FEES, MOD COORD/ SURVEYS & INSPEC	1430		50,000	50,000			
*	COMP RENOV OF UNITS 10,956 PER UNIT	1460	40 Units	438,242	\$388,242			
	BATHROOM RENOVATIONS: TUB SURROUND, VANITIES, FIXTURES 2,200	1460	40 units					
	KITCHEN RENOVATION: CABINETS, COUNTER TOPS, SINKS, FIXTURES, VENT HOOD/GREASE SHIELDS & PLUMBING 3,328	1460	40 units					

ATTACHMENT E

	REPLACE FLOORING 1,458	1460	40 units				
	REPLACE ROOFS 9,000	1460	7 Bldgs.				
	STOVES & REFRIGERATORS 350	1465	5	1,855	1,855		
*	Community bldg renovation	1470	1		\$62,187		
			TOTAL	712,374	\$724,561		

<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.

ATTACHMENT F

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>
<b>PHA Name:</b> Housing Authority of the City of Tupelo	<b>Grant Type and Number</b> Capital Fund Program Grant No: <u>MS26P077501-10</u> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	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>	\$144,911			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$72,456			
5	1411 Audit	\$4,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,187			
10	1460 Dwelling Structures	\$399,007			
11	1465.1 Dwelling Equipment—Nonexpendable	\$11,500			
12	1470 Non-dwelling Structures	\$2,000			
13	1475 Non-dwelling Equipment	\$2,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$500			
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.

ATTACHMENT F

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Tupelo		<b>Grant Type and Number</b> Capital Fund Program Grant No: <u>MS26P077501-10</u> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> <u>2010</u> <b>FFY of Grant Approval:</b> <u>2010</u>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>\$724,561</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	<b>\$100,000</b>			
Signature of Executive Director <i>Jamie D. Williams</i>		Date 10/13/2009		Signature of Public Housing Director <i>Jamie D. Williams</i>	
				Date 10/13/2009	

<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.

ATTACHMENT F

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: Housing Authority of the City of Tupelo		Capital Fund Program Grant No: <u>MS26P077501-10</u> CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
<b>MS 077- 001 Canal Street</b>								
	Operations	1406	1	\$23,186				
	Administration	1410	1	\$11,592				
	Audit	1411	1	\$585				
	A/E – Mod Coord	1430	1	\$10,000				
	Site improvements	1450	1 site	\$17,187				
	Interior renovation	1460	1 unit	\$2,000				
	Floors	1460	5 units	\$10,000				
	Electrical -upgrades	1460	5 units	\$1,000				
	Kitchens - renovate	1460	1 unit	\$2,000				
	Bathrooms - renovate	1460	4 units	\$2,000				
	Water heaters	1460	4 units	\$1,000				
	Windows	1460	1 unit	\$1,000				
	Exterior - paint/clean	1460	10 blds	\$1,000				
	Siding	1460	1 bld	\$1,000				
	Fire prevention/safety	1460	10 units	\$500				
	Mechanical Systems - HVAC	1460	1 unit	\$6,500				
	Dwelling Equipment	1465.1	6 units	\$4,800				
	Non-dwelling Structures	1470	1 unit	\$500				
	Non-dwelling Equipment	1475	1 unit	\$500				
	<b>Subtotal</b>			<b>\$96,350</b>				

<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.

ATTACHMENT F

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the City of Tupelo</b>			Grant Type and Number Capital Fund Program Grant No: <u>MS26P077501-10</u> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
<b>MS 077- 002</b> <b>Park Hill West</b>								
	Operations	1406	1	\$40,575				
	Administration	1410	1	\$20,287				
	Audit	1411	1	\$1,073				
	A/E – Mod Coord	1430	1	\$34,000				
	Site improvements	1450	1	\$10,000				
	Interior renovation	1460	1 unit	\$2,000				
	Floors	1460	5 units	\$10,000				
	Electrical - upgrades	1460	5 units	\$1,000				
	Kitchens - renovate	1460	5 units	\$10,000				
	Bathrooms- renovate	1460	5 units	\$5,000				
	Water heaters	1460	8 units	\$4,000				
	Windows	1460	4 units	\$5,000				
	Exterior - paint/clean	1460	10 units	\$1,000				
	Siding	1460	1 unit	\$1,000				
	Fire prevention/safety	1460	10 units	\$500				
	Mechanical Systems - HVAC	1460	75 units	\$291,397				
	Roofing	1460	8 units	\$2,000				
	Dwelling Equipment	1465.1	4 units	\$3,500				
	Non dwelling Structures	1470	1 unit	\$500				
	Non dwelling Equipment	1475	1 unit	\$500				
	<b>Subtotal</b>			<b>\$443,332</b>				

<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.

**ATTACHMENT F**

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2010</b>				
<b>PHA Name:</b> <b>Housing Authority of the City of Tupelo</b>		Capital Fund Program Grant No: <b>MS26P077501-10</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
<b>MS 077- 003</b> <b>Park Hill East</b>								
	Operations	1406	1	\$66,659				
	Administration	1410	1	\$33,300				
	Audit	1411	1	\$1,950				
	A/E – Mod Coord	1430	1	\$5,000				
	Site improvements	1450	1	\$10,000				
	Interior renovation	1460	1 unit	\$2,000				
	Floors	1460	1 unit	\$2,000				
	Electrical - upgrades	1460	5 units	\$1,000				
	Kitchens - renovate	1460	1 unit	\$2,000				
	Bathrooms - renovate	1460	5 units	\$5,000				
	Water heaters	1460	6 units	\$2,000				
	Exterior - paint/clean	1460	1 unit	\$1,000				
	Siding	1460	1 unit	\$1,000				
	Fire prevention/safety	1460	10 units	\$500				
	Mechanical Systems - HVAC	1460	2 units	\$9,000				
	Dwelling Equipment	1465.1	2 unit	\$1,600				
	Non-dwelling Structures	1470	1 unit	\$500				
	Non-dwelling Equipment	1475	1 unit	\$500				
	<b>Subtotal</b>			<b>\$145,009</b>				

<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.

ATTACHMENT F

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the City of Tupelo</b>			Grant Type and Number Capital Fund Program Grant No: <u>MS26P077501-10</u> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MS 077- 004 Timber Ridge</b>								
	Operations	1406	1	\$14,491				
	Administration	1410	1	\$7,245				
	Audit	1411	1	\$392				
	A/E – Mod Coord	1430	1	\$1,000				
	Site improvements	1450	1 site	\$1,000				
	Interior renovation	1460	1 unit	\$1,000				
	Kitchens - renovate	1460	1 unit	\$500				
	Bathrooms - renovate	1460	1 unit	\$500				
	Exterior - paint/clean	1460	7 blds	\$4,542				
	Siding	1460	1 bld	\$1,000				
	Fire prevention/safety	1460	1 unit	\$100				
	Mechanical Systems - HVAC	1460	2 units	\$5,000				
	Dwelling Equipment	1465.1	2 unit	\$1600				
	Non-dwelling Structures	1470	1 unit	\$500				
	Non-dwelling Equipment	1475	1 unit	\$500				
	Resident relocation	1495.1	1 unit	\$500				
	<b>Subtotal</b>			<b>\$39,870</b>				

<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.

**ATTACHMENT G**

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name: THE HOUSING AUTHORITY OF THE CITY OF TUPELO</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MS26S07750109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 09/30/2009       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>	N/A			
3	1408 Management Improvements	\$0.00			
4	1410 Administration (may not exceed 10% of line 21)	\$4,500.00	\$4,500.00	\$86.38	\$86.38
5	1411 Audit	N/A			
6	1415 Liquidated Damages				
7	1430 Fees and Costs *	\$66,000.00	\$77,000.00	\$77,000.00	\$28,500
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures *	\$831,224.00	\$750,224.00	\$599,783.00	\$1,185
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures *		\$70,000.00	\$65,892.00	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	N/A			
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA	N/A			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	N/A			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$901,724.00	\$901,724.00	\$742,761.38	\$29,771.38
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director *James S. Williams* Date *10/16/09* Signature of Public Housing Director *James S. Williams* Date *10/16/09*

<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.

ATTACHMENT G

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: HOUSING AUTHORITY OF THE CITY OF TUPELO		Capital Fund Program Grant No: MS26S07750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account 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>	
MS 077-001	ROOF replacement	1460	32 bldgs	\$202,000.00	\$137,787.60	\$137,787.60	\$189.60	
Canal Street	A/E	1430	1	\$10,560.00	\$10,560.00	\$10,560.00	\$4,560.00	
MS 077-002	ROOF replacement	1460	61 bldgs	\$390,224.00	\$252,231.80	\$252,231.80	\$331.80	
Park Hill West	A/E	1430	1	\$18,480.00	\$18,480.00	\$18,480.00	\$7,980.00	
MS 077-003	ROOF replacement	1460	30 bldgs	\$190,000.00	\$154,945.10	\$154,945.10	\$545.10	
Park Hill East	A/E	1430	1	\$30,360.00	\$30,360.00	\$30,360.00	\$13,110.00	
MS 077-004	ROOF replacement	1460	7 bldgs	\$49,000.00	\$54,818.50	\$54,818.50	\$118.50	
Timber Ridge	* A/E	1430	1	\$6,600.00	\$17,600.00	\$17,600.00	\$2,850.00	
	* Renovation of Apartments	1460	40 units		\$150,441.00			
	* Renovation of Community Building	1470	1 bldg		\$70,000.00	\$65,892.00		
Administrative Costs	Advertisements	1410		\$4,500.00	\$4,500.00	\$86.38	\$86.38	
			<b>TOTAL</b>		\$901,724.00	\$742,761.38	\$29,771.38	

<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.

**Part I: Summary**

PHA Name/Number <b>Housing Authority of the City of Tupelo MS-077</b>		Locality <b>TUPELO, LEE COUNTY, MISSISSIPPI</b>			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>MS077- 001 Canal Street</b>	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <b>2011</b>	Work Statement for Year 3 FFY <b>2012</b>	Work Statement for Year 4 FFY <b>2013</b>	Work Statement for Year 5 FFY <b>2014</b>
B.	Physical Improvements Subtotal	Annual Statement	\$190,123	\$87,415	\$211,415	\$38,602
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$1,550	\$1,550	\$5,550	\$2,000
E.	Administration		\$11,592	\$11,592	\$11,592	\$11,592
F.	Other		\$15,000	\$10,585	\$15,585	\$3,585
G.	Operations		\$23,186	\$23,186	\$23,186	\$23,186
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$241,451	\$134,328	\$267,328	\$78,965
L.	Total Non-CFP Funds					
M.	Grand Total		\$241,451	\$134,328	\$267,328	\$78,965

<b>Part I: Summary</b>						
PHA Name/Number <b>Housing Authority of the City of Tupelo MS-077</b>			Locality <b>TUPELO, LEE COUNTY, MISSISSIPPI</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>MS 077- 002 Park Hill West</b>	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <b>2011</b>	Work Statement for Year 3 FFY <b>2012</b>	Work Statement for Year 4 FFY <b>2013</b>	Work Statement for Year 5 FFY <b>2014</b>
B.	Physical Improvements Subtotal	Annual Statement	\$194,161	\$29,442	\$198,974	\$351,974
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$1,500	\$1,500	\$1,000	\$1,000
E.	Administration		\$20,287	\$20,287	\$20,287	\$20,287
F.	Other		\$16,073	\$2,073	\$16,073	\$31,073
G.	Operations		\$40,575	\$40,575	\$40,575	\$40,575
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$272,596	\$93,877	\$276,909	\$444,909
L.	Total Non-CFP Funds					
M.	Grand Total		\$272,596	\$93,877	\$276,909	\$444,909

<b>Part I: Summary</b>						
PHA Name/Number <b>Housing Authority of the City of Tupelo MS-077</b>			Locality <b>TUPELO, LEE COUNTY, MISSISSIPPI</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>MS 077- 003 Park Hill East</b>	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <b>2011</b>	Work Statement for Year 3 FFY <b>2012</b>	Work Statement for Year 4 FFY <b>2013</b>	Work Statement for Year 5 FFY <b>2014</b>
B.	Physical Improvements Subtotal	Annual Statement	\$60,343	\$351,685	\$30,524	\$58,574
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$1,000	\$1,000	\$1,500	\$1,000
E.	Administration		\$33,300	\$33,300	\$33,300	\$33,300
F.	Other		\$3,950	\$6,950	\$2,392	\$1,392
G.	Operations		\$66,659	\$66,659	\$66,659	\$66,659
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$165,252	\$459,594	\$134,375	\$160,925
L.	Total Non-CFP Funds					
M.	Grand Total		\$165,252	\$459,594	\$134,375	\$160,925

<b>Part I: Summary</b>						
PHA Name/Number <b>Housing Authority of the City of Tupelo MS-077</b>		Locality <b>TUPELO, LEE COUNTY, MISSISSIPPI</b>			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>MS 077- 004 Timber Ridge</b>	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <b>2011</b>	Work Statement for Year 3 FFY <b>2012</b>	Work Statement for Year 4 FFY <b>2013</b>	Work Statement for Year 5 FFY <b>2014</b>
B.	Physical Improvements Subtotal	Annual Statement	\$19,634	\$12,634	\$21,821	\$15,634
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$1,500	\$1,000	\$1,000	\$1,000
E.	Administration		\$7,245	\$7,245	\$7,245	\$7,245
F.	Other		\$2,392	\$1,392	\$1,392	\$1,392
G.	Operations		\$14,491	\$14,491	\$14,491	\$14,491
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$45,262	\$36,762	\$45,949	\$39,762
L.	Total Non-CFP Funds					
M.	Grand Total		\$45,262	\$36,762	\$45,949	\$39,762

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year <b>2011</b> FFY <b>2011</b>			Work Statement for Year: <b>2012</b> FFY <b>2012</b>		
	Development Number/Name General Description of Major Work Categories <b>MS077- 001 Canal Street</b>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <b>MS077- 001 Canal Street</b>	Quantity	Estimated Cost
See Annual Statement	Operations 06		\$23,186	Operations 06		\$23,186
	Administration 10		\$11,592	Administration 10		\$11,592
	Audit 11		\$585	Audit 11		\$585
	A/E, Mod Coord 30		\$15,000	A/E, Mod Coord 30		\$10,000
	Site improvements 50		\$5,000	Site improvements 50		\$5,000
	Interior renovation 60	5	\$103,538	Interior renovation 60	2	\$39,415
	Floors	10	\$20,000	Floors	5	\$10,000
	Electrical - upgrades	1	\$1,000	Electrical - upgrades	1	\$1,000
	Kitchens - renovate	5	\$20,000	Kitchens - renovate	2	\$10,000
	Bathrooms - renovate	10	\$20,000	Bathrooms - renovate	2	\$10,000
	Water heaters	5	\$2,000	Water heaters	5	\$2,000
	Windows	1	\$2,000	Windows	1	\$2,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	10	\$5,000	Fire prevention/safety	1	\$1,000
	Mech Systems - HVAC	1	\$4,000			
	Roofing	1	\$4,000			
	Appliances 65.1	1	\$1,000	Appliances 65.1	15	\$5,000
	Non-dwelling_St 70	1	\$1,000	Non-dwelling_St 70	1	\$1,000
	Non-dwelling_Eq 75	1	\$550	Non-dwelling_Eq 75	1	\$550
	Subtotal of Estimated Cost		\$241,451	Subtotal of Estimated Cost		\$134,328

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories <u>MS077- 001 Canal Street</u>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS077- 001 Canal Street</u>	Quantity	Estimated Cost
See Annual Statement	Operations 06		\$23,186	Operations 06		\$23,186
	Administration 10		\$11,592	Administration 10		\$11,592
	Audit 11		\$585	Audit 11		\$585
	A/E, Mod Coord 30		\$15,000	A/E, Mod Coord 30		\$3,000
	Site improvements 50		\$5,000	Site improvements 50		\$12,602
	Interior renovation 60	5	\$99,415	Interior renovation 60	1	\$2,000
	Floors	15	\$25,000	Floors	1	\$2,000
	Electrical - upgrades	1	\$1,000	Electrical - upgrades	1	\$1,000
	Kitchens - renovate	10	\$25,000	Kitchens - renovate	1	\$2,000
	Bathrooms - renovate	5	\$20,000	Bathrooms - renovate	1	\$2,000
	Water heaters	10	\$5,000	Water heaters	10	\$5,000
	Windows	5	\$10,000	Windows	1	\$1,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	10	\$5,000	Fire prevention/safety	2	\$1,000
				Mech Systems - HVAC	1	\$4,000
	Roofing	1	\$4,000			
	Appliances 65.1	20	\$10,000	Appliances 65.1	8	\$4,000
	Non-dwelling_St 70	1	\$5,000	Non-dwelling_St 70	1	\$1,000
	Non-dwelling_Eq 75	1	\$550	Non-dwelling_Eq 75	1	\$1,000
Subtotal of Estimated Cost			<b>\$267,328</b>	Subtotal of Estimated Cost		<b>\$78,965</b>

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>				Work Statement for Year: <u>2012</u> FFY <u>2012</u>			
	Development Number/Name General Description of Major Work Categories <u>MS 077- 002 Park Hill West</u>		Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS 077- 002 Park Hill West</u>		Quantity	Estimated Cost
	See Annual Statement	Operations	06		\$40,575	Operations	06	
	Administration	10		\$20,287	Administration	10		\$20,287
	Audit	11		\$1,073	Audit	11		\$1,073
	A/E, Mod Coord	30		\$15,000	A/E, Mod Coord	30		\$1,000
	Site improvements	50		\$17,187	Site improvements	50		\$5,000
	Interior renovation	60	5	\$10,000	Interior renovation	60	1	\$2,000
	Floors		5	\$10,000	Floors		1	\$2,000
	Electrical - upgrades		1	\$1,000	Electrical - upgrades		1	\$1,000
	Kitchens - renovate		2	\$5,000	Kitchens - renovate		1	\$2,000
	Bathrooms - renovate		2	\$3,000	Bathrooms - renovate		1	\$1,000
	Water heaters		4	\$2,000	Water heaters		2	\$1,000
	Windows		1	\$1,000	Windows		1	\$2,000
	Exterior - paint/clean		1	\$1,000	Exterior - paint/clean		1	\$1,000
	Siding		1	\$1,000	Siding		1	\$1,000
	Fire prevention/safety		4	\$2,000	Fire prevention/safety		2	\$1,000
	Mech Systems - HVAC		35	\$138,974	Mech Systems - HVAC		2	\$9,442
	Appliances	65.1	4	\$2,000	Appliances	65.1	2	\$1,000
	Non-dwelling_St	70	1	\$1,000	Non-dwelling_St	70	1	\$1,000
	Non-dwelling_Eq	75	1	\$500	Non-dwelling_Eq	75	1	\$500
	Subtotal of Estimated Cost			\$272,596	Subtotal of Estimated Cost			\$93,877

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories <u>MS 077- 002 Park Hill West</u>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS 077- 002 Park Hill West</u>	Quantity	Estimated Cost
	See Annual Statement	Operations 06		\$40,575	Operations 06	
	Administration 10		\$20,287	Administration 10		\$20,287
	Audit 11		\$1,073	Audit 11		\$1,073
	A/E, Mod Coord 30		\$15,000	A/E, Mod Coord 30		\$30,000
	Site improvements 50		\$5,000	Site improvements 50		\$5,000
	Interior renovation 60	15	\$30,000	Interior renovation 60	15	\$248,974
	Floors	5	\$10,000	Floors	10	\$20,000
	Electrical - upgrades	1	\$1,000	Electrical - upgrades	1	\$1,000
	Kitchens - renovate	10	\$20,000	Kitchens - renovate	10	\$20,000
	Bathrooms - renovate	5	\$10,000	Bathrooms - renovate	10	\$20,000
	Water heaters	10	\$5,000	Water heaters	20	\$10,000
	Windows	2	\$5,000	Windows	5	\$10,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	4	\$2,000	Fire prevention/safety	4	\$2,000
	Mech Systems - HVAC	25	\$98,974	Mech Systems - HVAC	1	\$4,000
				Roofing	1	\$4,000
	Appliances 65.1	20	\$10,000	Appliances 65.1	10	\$5,000
	Non-dwelling_St 70	1	\$500	Non-dwelling_St 70	1	\$500
	Non-dwelling_Eq 75	1	\$500	Non-dwelling_Eq 75	1	\$500
	Subtotal of Estimated Cost		\$276,909	Subtotal of Estimated Cost		\$444,909

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories <u>MS 077- 003 Park Hill East</u>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS 077- 003 Park Hill East</u>	Quantity	Estimated Cost
Sec	Operations 06		\$66,659	Operations 06		\$66,659
Annual	Administration 10		\$33,300	Administration 10		\$33,300
Statement	Audit 11		\$1,950	Audit 11		\$1,950
	A/E, Mod Coord 30		\$5,000	A/E, Mod Coord 30		\$30,000
	Site improvements 50		\$10,000	Site improvements 50		\$13,187
	Interior renovation 60	2	\$5,000	Interior renovation 60	1	\$2,000
	Floors	1	\$2,000	Floors	1	\$2,000
	Electrical - upgrades	1	\$1,000	Electrical - upgrades	1	\$1,000
	Kitchens - renovate	1	\$2,000	Kitchens - renovate	1	\$1,000
	Bathrooms - renovate	1	\$1,000	Bathrooms - renovate	1	\$1,000
	Water heaters	4	\$2,000	Water heaters	2	\$1,000
	Windows	1	\$1,000	Windows	1	\$1,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	8	\$4,000	Fire prevention/safety	4	\$2,000
	Mech Systems - HVAC	1	\$4,000	Mech Systems - HVAC	60	\$298,343
	Appliances 65.1	10	\$5,000	Appliances 65.1	4	\$2,000
	Non-dwelling_St 70	1	\$18,343	Non-dwelling_St 70	1	\$1,000
	Non-dwelling_Eq 75	1	\$1,000	Non-dwelling_Eq 75	1	\$155
	Subtotal of Estimated Cost		\$165,252	Subtotal of Estimated Cost		\$459,594

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories <u>MS 077- 003 Park Hill East</u>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS 077- 003 Park Hill East</u>	Quantity	Estimated Cost
	See Annual Statement	Operations 06		\$66,659	Operations 06	
	Administration 10		\$33,300	Administration 10		\$33,300
	Audit 11		\$1,950	Audit 11		\$1,950
	A/E, Mod Coord 30		\$2,000	A/E, Mod Coord 30		\$5,000
	Site improvements 50		\$1,000	Site improvements 50		\$5,000
	Interior renovation 60	1	\$4,123	Interior renovation 60	1	\$2,000
	Floors	1	\$2,000	Floors	2	\$4,000
	Electrical - upgrades	1	\$1,000	Electrical - upgrades	1	\$1,000
	Kitchens - renovate	1	\$2,000	Kitchens - renovate	1	\$2,000
	Bathrooms - renovate	1	\$1,000	Bathrooms - renovate	2	\$5,000
	Water heaters	10	\$5,000	Water heaters	8	\$4,000
	Windows	1	\$1,000	Windows	1	\$1,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	2	\$1,000	Fire prevention/safety	1	\$1,000
	Mech Systems - HVAC	2	\$8,343	Mech Systems - HVAC	2	\$6,016
	Appliances 65.1	2	\$1,000	Appliances 65.1	40	\$20,000
	Non-dwelling_St 70	1	\$500	Non-dwelling_St 70	1	\$500
	Non-dwelling_Eq 75	1	\$500	Non-dwelling_Eq 75	1	\$500
	Subtotal of Estimated Cost		\$134,375	Subtotal of Estimated Cost		\$160,925

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year <b>2011</b> FFY <b>2011</b>			Work Statement for Year: <b>2012</b> FFY <b>2012</b>		
	Development Number/Name General Description of Major Work Categories <b>MS 077- 004 Timber Ridge</b>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <b>MS 077- 004 Timber Ridge</b>	Quantity	Estimated Cost
	See Annual Statement	Operations 06		\$14,491	Operations 06	
	Administration 10		\$7,245	Administration 10		\$7,245
	Audit 11		\$392	Audit 11		\$392
	A/E, Mod Coord 30		\$2,000	A/E, Mod Coord 30		\$1,000
	Site improvements 50		\$2,000	Site improvements 50		\$1,000
	Electrical - upgrades	1	\$1,000			
	Water heaters	1	\$500	Water heaters	2	\$1,000
	Exterior - paint/clean	2	\$2,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$2,000	Siding	1	\$1,000
	Fire prevention/safety	5	\$2,500	Fire prevention/safety	2	\$1,000
	Mech Systems - HVAC	2	\$9,634	Mech Systems - HVAC	1	\$4,000
				Roofing	1	\$3,634
	Non-dwelling_St 70	1	\$1,000	Non-dwelling_St 70	1	\$500
	Non-dwelling_Eq 75	1	\$500	Non-dwelling_Eq 75	1	\$500
	Subtotal of Estimated Cost		\$45,262	Subtotal of Estimated Cost		\$36,762

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories <u>MS 077- 004 Timber Ridge</u>	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories <u>MS 077- 004 Timber Ridge</u>	Quantity	Estimated Cost
	See Annual Statement	Operations 06		\$14,491	Operations 06	
	Administration 10		\$7,245	Administration 10		\$7,245
	Audit 11		\$392	Audit 11		\$392
	A/E, Mod Coord 30		\$1,000	A/E, Mod Coord 30		\$1,000
	Site improvements 50		\$7,187	Site improvements 50		\$6,634
	Water heaters	4	\$2,000	Water heaters	4	\$2,000
	Exterior - paint/clean	1	\$1,000	Exterior - paint/clean	1	\$1,000
	Siding	1	\$1,000	Siding	1	\$1,000
	Fire prevention/safety	2	\$1,000	Fire prevention/safety	2	\$1,000
	Mech Systems - HVAC	2	\$9,634	Mech Systems - HVAC	1	\$4,000
	Non-dwelling_Sq 70	1	\$500	Non-dwelling_St 70	1	\$500
	Non-dwelling_Eq 75	1	\$500	Non-dwelling_Eq 75	1	\$500
	Subtotal of Estimated Cost		<b>\$45,949</b>	Subtotal of Estimated Cost		<b>\$39,762</b>





## ATTACHMENT I

### Housing Needs of Families on the Public Housing Waiting List(s)

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	27		
Extremely low income <=30% AMI	19	70	
Very low income (>30% but <=50% AMI)	6	22	
Low income (>50% but <80% AMI)	2	8	
Families with children	14	51	
Elderly families	1	3	
Families with Disabilities	3	11	
Race/ethnicity #1	5	19	
Race/ethnicity #2	22	81	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	11	41	
2 BR	9	34	
3 BR	7	25	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

## Strategies for addressing affordable housing needs

If a shortage of affordable housing units exist, qualifying families have available to them Section 8 and other types of assisted units in the area.

- Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:
- A. Employ effective maintenance and management policies to minimize the number of public housing units off-line
  - B. Reduce turnover time for vacated public housing units
  - C. Reduce time to renovate public housing units
  - D. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Strategy 2: Increase the number of affordable housing units by:
- A. Pursue housing resources other than public housing.

### Families at or below 30% of median

- Strategy 1: Target available assistance to families at or below 30 % of AMI
- A. Adopt rent policies to support and encourage work

### Families at or below 50% of median

- Strategy 1: Target available assistance to families at or below 50% of AMI
- A. Adopt rent policies to support and encourage work

### The Elderly

- Strategy 1: Target available assistance to the elderly:
- A. Seek designation of public housing for the elderly.

### Families with Disabilities

- Strategy 1: Target available assistance to Families with Disabilities:
- A. Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

### Races or ethnicities with disproportionate housing needs

- Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
- A. Affirmatively market to races/ethnicities shown to have disproportionate housing needs

- Strategy 2: Conduct activities to affirmatively further fair housing
- A. Counsel residents as to location of units outside of areas of poverty or minority concentration and assist them to locate assisted units such as section 8.

### (2) Reasons for Selecting Strategies

- A. Funding constraints
- B. Staffing constraints

## ATTACHMENT J

### A. Progress in meeting Mission & Goals

1. Expand the supply of existing housing: The Housing Authority of the City of Tupelo (HA) is meeting this goal with the main accomplishment being a reduction of vacancies for the upcoming years.
2. Improve the quality of assisted housing: The HA is meeting this goal with the main accomplishments being ongoing efforts to raise the standards of public housing with the use of CFP funds. The HA established the goal to improve apartments to achieve compatibility with private market rentals by the year 2014. Improvements are currently in progress with the use of CFP funds and the HA is on schedule to meeting this goal.
3. The HA has established the goal to improve the PHAS and MASS scores.
4. Provide an improved living environment: The HA is meeting this goal by maintaining a proper balanced income mix in all developments. The HA meets income targeting requirements.
5. Promote self-sufficiency and asset development of families and individuals: The HA is meeting this goal by administering ongoing self-sufficiency programs and in addition, the HA has been able to accomplish an increase in working residents.
6. Ensure equal opportunity in housing for all Americans: The HA is meeting this goal with affirmative action measures as reinforced in the Fair Housing policy of the HA.
7. Provide necessary professional development for HA staff: The HA is meeting this goal by sending HA staff to HUD training workshops. In addition, HA maintenance staff will attend specialized training courses such as air conditioning repair, etc.
8. The HA established the goal to provide services for elderly families through senior services. The HA is meeting this goal.

The HA has adopted new policies and procedures to comply with current HUD regulations.

### B. Significant amendment and Substantial Deviation

“Significant Amendment or Modification” of the Annual Plan or 5-Year Plan is:

- i. Changes to rent or admissions policies or organization of the waiting list; or
- ii. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.

“Substantial Deviation” of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

## ATTACHMENT K

The following comments were made regarding the 5 year plan from Resident representatives at the RAB meeting held Tuesday, August 18<sup>th</sup> at 10:00 a.m.

1. Need additional parking in Park Hill Village East and West (77-2,77-3)
2. Upgrade playgrounds at Canal Street Court (77-1), Park Hill Village East and West (77-2, 77-3)
3. Need better ventilation in the hallways at Timber Ridge (77-4)
4. Need window facings in apartments at Timber Ridge (77-4)

RAB Member

1. Genie Guild
2. Jewel Michael\*
3. Frances Markham\*
4. Alniece Liggins
5. Veronica McAlister\*
6. Jessie Gillard
7. Ruby Wallace (new member)\*

\*These members were present at meeting on Aug. 18<sup>th</sup>

### NARRATIVE:

1. Park Hill Village East (77-2) and West (77-3). Comment: Need for additional parking. The Housing Authority of the City of Tupelo has, in the past, worked with the City of Tupelo in an effort to gain approval to install parking along Green Street. The City has not approved the request from the HA. The HA is researching alternate areas to install parking on site. It's estimated to cost three times as much to install parking at any area other than along Green Street. The HA must prioritize all future work based on the availability of funds. Parking is a concern of the HA, however, other physical needs are listed as a higher priority.
2. Canal Street Courts (77-1, Park Hill Village East (77-2) and West (77-3). Comment: Upgrade playgrounds.  
Playground improvements are included in the HA long range planning along with site improvements.
3. Timber Ridge (77-4) Comment: Improve ventilation in common hallways.  
The HA is in the process of developing plans to renovate this development, ventilation is included in the scope of work.
4. Timber Ridge (77-4) Comment: Install window facings at apartments.  
The HA is in the process of developing plans to renovate this development, the installation of window facings is included in the scope of work.

**ATTACHMENT L**

**CHALLENGED ELEMENTS:**

There were no plan elements challenged.

# **Attachment M**

## **Tupelo Housing Authority (THA)**

### **Violence Against Women Act (VAWA) Policy**

Adopted Date: 2/7/2007

Effective Date: 2/7/2007

#### **I. Purpose and Applicability**

The purpose of this 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 THA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by THA of all federally subsidized public housing. 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 THA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between THA, 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 THA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by THA.

#### **III. Other THA Policies and Procedures**

This Policy shall be referenced in and attached to THA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of THA's Admissions and Continued Occupancy Policy. THA's annual public housing agency plan shall also contain information concerning THA'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 THA, the provisions of this Policy shall prevail.

## IV. Definitions

As used in this Policy:

A. *Domestic Violence* – 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* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) 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 –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) 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. *Non-Denial of Assistance*. THA will not deny admission to public housing 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.

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

A. *VAWA Protections.* Under VAWA, public housing residents have the following specific protections, which will be observed by THA:

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 THA 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 any otherwise available authority of THA 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, THA 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 THA to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or THA, 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, THA as the case may be, may bifurcate 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 resident 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 resident 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 THA. Leases used for all public housing operated by THA, shall contain provisions setting forth the substance of this paragraph.

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

A. *Requirement for Verification.* The law allows, but does not require, THA to verify that 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., THA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by THA.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to THA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. 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* - by providing to THA 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.

3. *Police or court record* – by providing to THA 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 THA, 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 THA, 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. 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 (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to THA in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in

confidence and shall neither 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.

B. *Notification of rights.* All residents of public housing administered by THA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

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

A. *Court orders.* It is THA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by THA. 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 THA policies regarding family break-up are contained in THA's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

## **X. Relationships with Service Providers**

It is the policy of THA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If THA staff become aware that an individual assisted by THA is a victim of domestic violence, dating violence or stalking, THA 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 THA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. THA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which THA has referral or other cooperative relationships.

## **XI. Notification**

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

## **XII. 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.

## **XIII. Amendment**

This policy may be amended from time to time by THA as approved by the THA Board of Commissioners.