

PHA 5-Year and Annual Plan 2010 TN047v01 – Final	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Mt. Pleasant Housing Authority</u> PHA Code: <u>TN047</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>116</u> Number of HCV units: _____												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) Not Applicable												
	Participating PHAs Not Applicable	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	PH	HCV						
PH	HCV												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. 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: <ul style="list-style-type: none"> The mission of the MPHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. 												

5.2	<p>Goals and Objectives. 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.</p> <p><u>FY 2010-2014 GOALS AND OBJECTIVES-</u></p> <p>GOAL: <u>Improve the quality of assisted housing.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Renovate or modernize public housing units to provide better housing, promote energy conservation, and reduce future maintenance repair costs • OBJECTIVE: MPHA shall achieve a level of customer satisfaction that gives the Agency the highest PHAS score possible. • OBJECTIVE: Deliver timely and high quality maintenance to the residents of the MPHA. <p>GOAL: <u>Promote self-sufficiency and asset development of assisted households.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Provide or attract supportive services to increase independence for the elderly or families with disabilities. <p>GOAL: <u>Ensure equal opportunity and affirmatively further fair housing.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. <p><u>PROGRESS IN MEETING FY 2005-2009 GOALS AND OBJECTIVES-</u></p> <p>GOAL: <u>Improve the quality of assisted housing.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Renovate or modernize public housing units to provide better housing, promote energy conservation, and reduce future maintenance repair costs. PROGRESS: The MPHA has successfully completed the total renovation of 28 units in TN047-01 Carpenter, roofing replacement in TN047-01 Walton Circle, Administrative Office improvements, and other PHA-wide miscellaneous improvements in order to provide better housing, promote energy conservation, and reduce future maintenance costs. • OBJECTIVE: MPHA shall achieve a level of customer satisfaction that gives the Agency the highest PHAS score possible. PROGRESS: Achieved High Performer status in 2005, 2006, & 2007 • OBJECTIVE: Deliver timely and high quality maintenance to the residents of the MPHA. PROGRESS: The MHA has continued its extra efforts to provide a high level of maintenance to all residents as evidenced by our resident satisfaction survey results. All emergency maintenance is performed immediately. In addition, the renovation of dwelling units has decreased the number of maintenance issues and work orders required. <p>GOAL: <u>Promote self-sufficiency and asset development of assisted households.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Provide or attract supportive services to increase independence for the elderly or families with disabilities. PROGRESS: The MPHA has established working relationships with the Department of Human Services, South Central Regional Development Agency, the local and regional Health Departments, Adult Protective Services, Centerstone, and the Legal Aid Society in an effort to provide services for our elderly and disabled residents. Services include housecleaning, grocery shopping, and money management. Centerstone assists the MPHA and its residents with mental health issues. Meals on Wheels has also been established for some elderly and disabled residents. The MPHA has provided physical accommodations to assist the elderly and disabled residents with mobility issues. When it is impossible for some elderly and disabled residents to physically come in to pay their rent, MPHA staff will go to the individual unit to pick it up upon request. In addition, staff works with the local churches and charities to secure financial aid for elderly and disabled residents, as well as help them get glasses and dental work. <p>GOAL: <u>Ensure equal opportunity and affirmatively further fair housing.</u></p> <ul style="list-style-type: none"> • OBJECTIVE: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. PROGRESS: MPHA has maintained and reviewed all policies concerning affirmative measures.
6.0	<p>PHA Plan Update</p> <ul style="list-style-type: none"> a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> • Financial Resources Element: the MPHA Financial Statement including PHA Operating and Capital Fund, Rental Income, Investments etc. change on an annual basis. The MPHA maintains this information on file and makes it available for HUD and public review at the MPHA Administration Office • Grievance Procedures: the only change to this policy is the list of grievance hearing officers. The MPHA Grievance Procedure Policy, as well as the list of current officers, is available for review at the MPHA Administration Offices. • Fiscal Year Audit: The MPHA’s most recent Audit is on file at the MPHA Administration Office and is available for HUD and public review. • Violence Against Women Act (VAWA): The MPHA has completed and adopted the required VAWA Policy. 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. Mt. Pleasant Housing Authority Administration Office

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> The MPHA is not proposing any of the above listed programs.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. See attached form HUD-50075.1 for FY2010 CFP and all open CFP Grants.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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. See attached form HUD-50075.2 for 5-Year CFP.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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. Not Applicable</p>

Housing Needs. 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.

The MPHA has consulted with the State of Tennessee 2005-2010 Consolidated Plan for Housing and Community Development (developed by the THDA) in an effort to identify specific housing needs. Housing needs data for the MPHA and this Agency Plan has also been developed from the 2000 Census and the MPHA current public housing waiting list. See tables below.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall*	Affordability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	252	2	2	2	1	NA	NA
Income >30% but <=50% of AMI	122	2	2	2	1	NA	NA
Income >50% but <80% of AMI	120	1	1	2	1	NA	NA
Elderly	49	1	1	2	1	NA	NA
Families with Disabilities	142	1	1	2	1	NA	NA
Race/Ethnicity/White	340	NA	NA	2	1	NA	NA
Race/Ethnicity/Black	121	NA	NA	2	1	NA	NA
Race/Ethnicity/Hispanic	NA	NA	NA	2	1	NA	NA
Race/Ethnicity/Other	NA	NA	NA	NA	NA	NA	NA

*Source: CHAS Data, City of Mt. Pleasant, Tennessee Jurisdiction Area, 2000 Census

9.0

Housing Needs of Families on the PHA's Current Waiting List			
	# of families	% of total families	Annual Turnover (# of move-in)
Waiting list total:	44		31
Extremely low income <=30% AMI	8	18	
Very low income(>30% but <=50% AMI)	22	50	
Low income(>50% but <80% AMI)	14	32	
Families with children	28	64	
Elderly families	4	9	
Families with Disabilities	7	16	
Race/ethnicity White	29	66	
Race/ethnicity Black	15	34	
Race/ethnicity Hispanic	0	0	
Race/ethnicity Other	0	0	
Characteristics by Bedroom Size:			
1BR	14	32	7
2 BR	18	41	8
3 BR	8	18	13
4 BR	4	9	3
5 BR	0	0	0
<ul style="list-style-type: none"> Is the waiting list closed (select one)? No How long has it been closed (# of months)? NA Does the PHA expect to reopen the list in the PHA Plan year? NA Does the PHA permit specific categories of families onto the waiting list, even if generally closed? NA 			
Source: Mt. Pleasant PHA Current Waiting List Data			

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The MPHA will continue its efforts to meet the specific needs of residents with in the jurisdiction of the MPHA as identified above. Although the MPHA will meet the needs of all of our residents, special emphasis will be directed towards toward the highest percentage needs such as the provision of smaller size bedroom units (1 & 2 bedroom sizes) for families with children, elderly and individuals with disabilities. In addition, the MPHA will continue to employ effective management and maintenance policies to minimize vacancies and turnover time.

10.0	<p>Additional Information. 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>As discussed in Section 5.2 of this form, the Mt. Pleasant Housing Authority continues its ongoing efforts to meet the Mission and Goals identified in our most recent 5-Year Agency Plan. The MPHA is diligent in providing safe, descent and affordable housing for all individuals; creating opportunities for our resident’s self-sufficiency and economic independence; and assure fiscal integrity in all public housing programs. Our staff is continually striving to improve our management and service delivery efforts, as well as maintain the physical appearance and function of our dwelling units, grounds and facilities.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><u>MPHA’s definition of “Significant Amendment or Substantial Deviation”:</u></p> <ol style="list-style-type: none"> 1. Changes to rent or admissions policies or organization of the waiting list. 2. Addition of non-emergency work, items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund. 3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.</p>
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11.0	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ATTACHMENTS:

1. Resident Advisory Board (RAB) Comments:

The Mt. Pleasant Housing Authority staff discussed the FY 2010 Agency Plan and the detailed list of proposed FY 2010 and 5-Year capital fund improvements with the MPHA Resident Advisory Board (RAB) members and other tenants present at the August 19, 2009 RAB Meeting and September 24, 2009 formal Public Hearing. The RAB and participants supported the proposed improvements. There were no comments and/or suggestions made by RAB members/residents.

2. Challenged Elements:

No challenged elements.

Part I: Summary					
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750110 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant:2010 FFY of Grant Approval:	
<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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	3,967.00			
3	1408 Management Improvements	0.00			
4	1410 Administration (may not exceed 10% of line 21)	600.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	41,553.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	33,500.00			
10	1460 Dwelling Structures	92,430.00			
11	1465.1 Dwelling Equipment—Nonexpendable	4,950.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	3,000.00			
17	1499 Development Activities ⁴	0.00			
18a	1501 Collaterization or Debt Service paid by the PHA	0.00			
18b	9000 Collaterization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant: (sum of lines 2 – 19)	180,000.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security – Soft Costs	0.00			
24	Amount of Line 20 Related to Security – Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	0.00			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

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
 Expires 4/30/2011

Part I: Summary					
PHA Name: ML Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010 FFY OF Grant Approval: 2010	
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 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 ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
x <i>Dawn Hicken</i>		9/25/2009			

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	1	3,967.00				
PHA-Wide	Advertising	1410	1	600.00				
PHA-Wide	A/E Design Fee	1430	1	12,593.00				
PHA-Wide	A/E Inspection Fee	1430	1	8,060.00				
PHA-Wide	Clerk of the Works	1430	1	12,000.00				
PHA-Wide	Consultant Planning	1430	1	6,500.00				
PHA-Wide	Environmental Assessment	1430	1	0.00				
PHA-Wide	Testing fee for ACM	1430	1	2,400.00				
	<i>Work items below are located at Thomas Circle:</i>							
TN047000001	Replace asphalt parking bays with concrete	1450	6 EA	20,000.00				
TN047000001	Install new parking bays	1450	4 EA	12,000.00				
	<i>Work items below are located at Walton Circle:</i>							
TN047000001	Replace refrigerators	1465.1	6 EA	2,850.00				
TN047000001	Replace ranges	1465.1	6 EA	2,100.00				
TN047000001	Relocation expenses	1495.1	6 DU	3,000.00				
TN047000001	Replace water service line from house side of the water meter; Loop under slab and connect to interior lines.	1450	6 DU	1,500.00				
TN047000001	Replace existing deadbolt locks with new interchangeable core locks to match existing system	1460	18 EA	2,700.00				
TN047000001	Scrape, patch and paint all interior surfaces including entry doors (both sides)	1460	6 DU	12,000.00				

Part II Supporting Pages

PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047000001	Replace all existing interior water lines	1460	6 EA	3,600.00				
TN047000001	Replace washing machine box and drain down to main drain under slab. Install new tee on main line. Repair floor.	1460	6 EA	2,400.00				
TN047000001	Replace VCT	1460	6 DU	14,400.00				
TN047000001	Install new backsplash at range	1460	6 EA	480.00				
TN047000001	Remove existing base and wall cabinets, and reinstall after plumbing work is complete	1460	6 DU	3,600.00				
TN047000001	Remove and reinstall kitchen sink	1460	6 EA	1,500.00				
TN047000001	Replace kitchen sink faucet, stops and drain lines	1460	6 EA	1,500.00				
TN047000001	Replace range hoods	1460	6 EA	1,200.00				
TN047000001	Remove existing and install new countertops	1460	6 EA	5,400.00				
TN047000001	Remove existing concrete and plaster plumbing chase wall at bath and laundry. Rebuild with studs and drywall.	1460	6 DU	12,000.00				
TN047000001	Construct new pipe chase along interior walls at ceiling height	1460	6 EA	2,400.00				
TN047000001	Replace bathtubs	1460	6 EA	3,600.00				
TN047000001	Remove existing and install new tile tub surround	1460	6 EA	3,600.00				
TN047000001	Replace tub and shower valve	1460	6 EA	1,500.00				
TN047000001	Replace water closet	1460	6 EA	1,800.00				
TN047000001	Replace bath accessories	1460	6 EA	900.00				
TN047000001	Replace medicine cabinet	1460	6 EA	900.00				
TN047000001	Install new vanity	1460	6 EA	1,800.00				
TN047000001	Replace lavatory (with drop-in type), faucet, trap, shut- off stops and drain lines to the tee in wall	1460	6 EA	1,800.00				
TN047000001	Remove existing and replace floor tile in bathrooms	1460	6 EA	1,800.00				

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047000001	Install exhaust fan vented through roof	1460	6 EA	1,500.00				
TN047000001	Pressure wash vinyl, aluminum and front porches on the buildings	1460	3 Bldg.	600.00				
TN047000001	Paint front porch columns	1460	3 Bldg.	300.00				
TN047000001	Install new light fixture over vanity	1460	6 EA	600.00				
TN047000001	Clean all existing light fixtures	1460	6 DU	450.00				
TN047000001	Install new fluorescent light fixtures in kitchens	1460	6 EA	900.00				
TN047000001	Replace screen doors	1460	12 EA	3,600.00				
TN047000001	Replace all outlets, switches and cover plates	1460	6 DU	2,400.00				
TN047000001	Remove existing storm sash from all windows. Clean windows inside and out, then reinstall sash.	1460	6 DU	1,200.00				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43S04750109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: ARRA FFY of Grant Approval: ARRA 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	-		-	-	
2	1406 Operations (may not exceed 20% of line 21) ³	-		-	-	
3	1408 Management Improvements	-		-	-	
4	1410 Administration (may not exceed 10% of line 21)	303.00		0.00	0.00	
5	1411 Audit	-		-	-	
6	1415 Liquidated Damages	-		-	-	
7	1430 Fees and Costs	49,456.00		0.00	0.00	
8	1440 Site Acquisition	-		-	-	
9	1450 Site Improvement	-		-	-	
10	1460 Dwelling Structures	177,270.00		0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	-		-	-	
12	1470 Non-dwelling Structures	-		-	-	
13	1475 Non-dwelling Equipment	-		-	-	
14	1485 Demolition	-		-	-	
15	1492 Moving to Work Demonstration	-		-	-	
16	1495.1 Relocation Costs	1,000.00		0.00	0.00	
17	1499 Development Activities ⁴	-		-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	-		-	-	
18b	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)	228,029.00		0.00	0.00	
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	-		-	-	

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

⁴ RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary				
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43504750109 Replacement Housing Factor Grant No:		Federal FY of Grant: ARRA FFY OF Grant Approval: ARRA 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated
				Expended
Signature of Executive Director * <i>[Signature]</i>		Date 9/23/2009		Signature of Public Housing Director
				Date

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43S04750109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: ARRA 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Advertising [2009]	1410	1 LS	303.00		0.00	0.00	
PHA-Wide	Fees and Costs (A/E Design) [2010]	1430	1 LS	13,738.00		0.00	0.00	
PHA-Wide	Fees and Costs (A/E Inspection) [2010]	1430	1 LS	9,218.00		0.00	0.00	
PHA-Wide	Fees and Costs (A/E Management Fee) [2010]	1430	1 LS	12,000.00		0.00	0.00	
PHA-Wide	Clerk of the Works [2009]	1430	1 LS	12,000.00		0.00	0.00	
PHA-Wide	Fees and Costs [Physical Needs Assessment] [2010]	1430	1 LS	2,500.00		0.00	0.00	
PHA-Wide	Relocation (Relocation/Displacement) [2010]	1495	1 LS	1,000.00		0.00	0.00	
TN047-001	HVAC (Install central heat and air systems) [2010]	1460	22 DU	132,000.00		0.00	0.00	
TN047-001	Replace Roofs (Replace roof shingles) [2008; grant still open]	1460	8 Bldgs.	36,000.00		0.00	0.00	
TN047-003	Bathrooms (Replace lavatory, faucet, trap, shut-off stops and drain lines to the tee in the wall) [2013]	1460	6 EA	1,800.00		0.00	0.00	
TN047-003	Bathrooms (Replace vanity cabinet) [2013]	1460	6 EA	1,800.00		0.00	0.00	
TN047-003	Bathrooms (Replace water closet) [2013]	1460	6 EA	1,800.00		0.00	0.00	
TN047-003	Bathrooms (Replace tub and shower valve) [2013]	1460	6 EA	1,620.00		0.00	0.00	
TN047-003	Bathrooms (Replace all bathroom hardware) [2013]	1460	6 EA	900.00		0.00	0.00	
TN047-003	Bathrooms (Replace medicine cabinet) [2013]	1460	6 EA	900.00		0.00	0.00	
TN047-003	Bathrooms (Replace light fixture over the bathroom sink) [2013]	1460	6 EA	450.00		0.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Mt. Pleasant Housing Authority					Federal FY of Grant: ARRA 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	03/18/10		03/18/12		
TN047-001	03/18/10		03/18/12		
TN047-003	03/18/10		03/18/12		

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Mt. Pleasant Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P04750109 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant:2009 FFY of Grant Approval: 2009
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **09/30/2010**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	\$7,311.00	4,616.00	0.00	0.00
3	1408 Management Improvements	\$0.00	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	\$600.00	600.00	0.00	0.00
5	1411 Audit	\$0.00	-	-	-
6	1415 Liquidated Damages	\$0.00	-	-	-
7	1430 Fees and Costs	\$38,449.00	35,839.00	0.00	0.00
8	1440 Site Acquisition	\$0.00	-	-	-
9	1450 Site Improvement	\$50,140.00	25,050.00	0.00	0.00
10	1460 Dwelling Structures	\$71,500.00	80,675.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	4,950.00	0.00	0.00
12	1470 Non-dwelling Structures	\$0.00	-	-	-
13	1475 Non-dwelling Equipment	\$12,000.00	12,000.00	0.00	0.00
14	1485 Demolition	\$0.00	-	-	-
15	1492 Moving to Work Demonstration	\$0.00	-	-	-
16	1495.1 Relocation Costs	\$0.00	2,500.00	0.00	0.00
17	1499 Development Activities ⁴	\$0.00	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	-	-	-
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$180,000.00	\$166,230.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	-	-	-
22	Amount of line 20 Related to Section 504 Activities	\$0.00	-	-	-
23	Amount of line 20 Related to S ecurity – Soft Costs	\$0.00	-	-	-
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	-	-	-

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

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
 Expires 4/30/2011

Part I: Summary				
PHA Name: <i>ML Pleasant Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: <i>TN43P04750109</i> Replacement Housing Factor Grant No:		Federal FY of Grant: <i>2009</i> FFY OF Grant Approval: <i>2009</i>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <i>09/30/2009</i> <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised	Obligated Expended
Signature of Executive Director <i>x. Drew Stokely</i>		Date <i>9/25/2009</i>		Signature of Public Housing Director Date

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	1	\$7,311.00	4,616.00	0.00	0.00	
PHA-Wide	Advertising	1410	1	\$600.00	600.00	0.00	0.00	
PHA-Wide	A/E Design Fee	1430	1	\$12,164.00	10,573.00	0.00	0.00	
PHA-Wide	A/E Inspection Fee	1430	1	\$7,785.00	6,766.00	0.00	0.00	
PHA-Wide	Clerk of the Works	1430	1	\$12,000.00	12,000.00	0.00	0.00	
PHA-Wide	Consultant Planning	1430	1	\$6,500.00	6,500.00	0.00	0.00	
PHA-Wide	Environmental Assessment	1430	1	\$0.00	0.00			
PHA-Wide	Asbestos testing/abatement	1430	1	\$0.00	0.00			
PHA-Wide	Purchase copy machine	1475	1	\$12,000.00	12,000.00	0.00	0.00	
	<i>Work items below are located at Thomas Circle:</i>							
TN047000001	Replace asphalt parking bays with concrete	1450	6 EA	\$30,000.00	15,000.00	0.00	0.00	
TN047000001	Replace rear porches	1450	4 EA	\$2,400.00	2,400.00	0.00	0.00	
TN047000001	Install new parking bays	1450	1 EA	\$0.00	3,000.00	0.00	0.00	
TN047000001	Install sealer to asphalt parking area at Main Office	1450	LS	\$3,500.00	0.00			
TN047000001	Replace concrete sidewalks	1450	50 LF	\$240.00	400.00	0.00	0.00	
	<i>Work items below are located at Carpenter:</i>							
TN047000001	Replace handrails	1450	LS	\$8,000.00	2,400.00	0.00	0.00	
TN047000001	Replace concrete steps	1450	LS	\$6,000.00	600.00	0.00	0.00	
	<i>Work items below are located at Walton Circle:</i>							
TN047000001	Install central heat and air (Walton)	1460	11 EA	\$71,500.00	0.00			
TN047000001	Replace refrigerators	1465.1	5 EA	\$0.00	2,850.00	0.00	0.00	
TN047000001	Replace ranges	1465.1	5 EA	\$0.00	2,100.00	0.00	0.00	
TN047000001	Relocation expenses	1495.1	5 DU	\$0.00	2,500.00	0.00	0.00	

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047000001	Replace water service line from house side of the water meter; Loop under slab and connect to interior lines.	1450	5 DU	\$0.00	1,250.00	0.00	0.00	
TN047000001	Replace existing deadbolt locks with new interchangeable core locks to match existing system	1460	18 EA	\$0.00	2,250.00	0.00	0.00	
TN047000001	Scrape, patch and paint all interior surfaces including entry doors (both sides)	1460	5 DU	\$0.00	9,900.00	0.00	0.00	
TN047000001	Replace all existing interior water lines	1460	5 EA	\$0.00	3,000.00	0.00	0.00	
TN047000001	Replace washing machine box and drain down to main drain under slab. Install new tee on main line. Repair floor.	1460	5 EA	\$0.00	2,000.00	0.00	0.00	
TN047000001	Replace VCT	1460	5 DU	\$0.00	12,000.00	0.00	0.00	
TN047000001	Install new backsplash at range	1460	5 EA	\$0.00	400.00	0.00	0.00	
TN047000001	Remove existing base and wall cabinets, and reinstall after plumbing work is complete	1460	5 DU	\$0.00	3,000.00	0.00	0.00	
TN047000001	Remove and reinstall kitchen sink	1460	5 EA	\$0.00	1,250.00	0.00	0.00	
TN047000001	Replace kitchen sink faucet, stops and drain lines	1460	5 EA	\$0.00	1,250.00	0.00	0.00	
TN047000001	Replace range hoods	1460	5 EA	\$0.00	1,000.00	0.00	0.00	
TN047000001	Remove existing and install new countertops	1460	5 EA	\$0.00	4,500.00	0.00	0.00	
TN047000001	Remove existing concrete and plaster plumbing chase wall at bath and laundry. Rebuild with studs and drywall.	1460	5 DU	\$0.00	10,000.00	0.00	0.00	
TN047000001	Construct new pipe chase along interior walls at ceiling height	1460	5 EA	\$0.00	2,000.00	0.00	0.00	

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047000001	Replace electric water heater with gas water heater in 1-bedroom units. Run new gas lines as required.	1460	5 EA	\$0.00	3,500.00	0.00	0.00	
TN047000001	Replace bathtubs	1460	5 EA	\$0.00	3,000.00	0.00	0.00	
TN047000001	Remove existing and install new tile tub surround	1460	5 EA	\$0.00	3,000.00	0.00	0.00	
TN047000001	Replace tub and shower valve	1460	5 EA	\$0.00	1,250.00	0.00	0.00	
TN047000001	Replace water closet	1460	5 EA	\$0.00	1,500.00	0.00	0.00	
TN047000001	Replace bath accessories	1460	5 EA	\$0.00	750.00	0.00	0.00	
TN047000001	Replace medicine cabinet	1460	5 EA	\$0.00	750.00	0.00	0.00	
TN047000001	Install new vanity	1460	5 EA	\$0.00	1,500.00	0.00	0.00	
TN047000001	Replace lavatory (with drop-in type), faucet, trap, shut- off stops and drain lines to the tee in wall	1460	5 EA	\$0.00	1,500.00	0.00	0.00	
TN047000001	Remove existing and replace floor tile in bathrooms	1460	5 EA	\$0.00	1,500.00	0.00	0.00	
TN047000001	Install exhaust fan vented through roof	1460	5 EA	\$0.00	1,250.00	0.00	0.00	
TN047000001	Pressure wash vinyl, aluminum and front porches on the buildings	1460	3 Bldg.	\$0.00	600.00	0.00	0.00	
TN047000001	Paint front porch columns	1460	3 Bldg.	\$0.00	300.00	0.00	0.00	
TN047000001	Install new light fixture over vanity	1460	5 EA	\$0.00	600.00	0.00	0.00	
TN047000001	Clean all existing light fixtures	1460	5 DU	\$0.00	375.00	0.00	0.00	
TN047000001	Install new fluorescent light fixtures in kitchens	1460	5 EA	\$0.00	750.00	0.00	0.00	
TN047000001	Replace screen doors	1460	10 EA	\$0.00	3,000.00	0.00	0.00	
TN047000001	Replace all outlets, switches and cover plates	1460	5 DU	\$0.00	2,000.00	0.00	0.00	
TN047000001	Remove existing storm sash from all windows. Clean windows inside and out, then reinstall sash.	1460	5 DU	\$0.00	1,000.00	0.00	0.00	

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Mt. Pleasant Housing Authority					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	9/14/11		9/14/13		
TN047000001	9/14/11		9/14/13		

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

Part I: Summary						
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750108 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant:2008 FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	-	-	
2	1406 Operations (may not exceed 20% of line 21) ³	1,781.00	1,703.00	1,703.00	0.00	
3	1408 Management Improvements	10,000.00	0.00	-	-	
4	1410 Administration (may not exceed 10% of line 21)	500.00	226.00	226.00	226.00	
5	1411 Audit	0.00	0.00	-	-	
6	1415 Liquidated Damages	0.00	0.00	-	-	
7	1430 Fees and Costs	36,021.00	32,545.00	32,545.00	24,181.00	
8	1440 Site Acquisition	0.00	0.00	-	-	
9	1450 Site Improvement	1,200.00	4,370.00	4,370.00	4,370.00	
10	1460 Dwelling Structures	104,766.00	136,644.00	136,644.00	136,644.00	
11	1465.1 Dwelling Equipment—Nonexpendable	2,228.00	4,050.00	4,050.00	4,050.00	
12	1470 Non-dwelling Structures	2,450.00	0.00	-	-	
13	1475 Non-dwelling Equipment	20,000.00	0.00	-	-	
14	1485 Demolition	0.00	0.00	-	-	
15	1492 Moving to Work Demonstration	0.00	0.00	-	-	
16	1495.1 Relocation Costs	1,200.00	608.00	608.00	608.00	
17	1499 Development Activities ⁴	0.00	0.00	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	-	-	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	-	-	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	-	-	
20	Amount of Annual Grant: (sum of lines 2 – 19)	180,146.00	180,146.00	180,146.00	170,079.00	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	-	-	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	-	-	
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	-	-	
24	Amount of Line 20 Related to Security – Hard Costs	0.00	0.00	-	-	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	-	-	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

⁴ RHF funds shall be included here

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
 Expires 4/30/2011

Part I: Summary					
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008 FFY OF Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: : 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director		Signature of Public Housing Director		Date	
<input checked="" type="checkbox"/> <i>Don Hedger</i>				<i>9/25/2009</i>	

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	1	1,781.00	1,703.00	1,703.00	0.00	Pending
PHA-Wide	Computer software	1408	1	10,000.00	0.00	-	-	Deleted
PHA-Wide	Advertising	1410	1	500.00	226.00	226.00	226.00	Completed
PHA-Wide	A/E Design Fee	1430	1	7,327.00	9,457.00	9,457.00	9,457.00	Completed
PHA-Wide	A/E Inspection Fee	1430	1	6,594.00	8,756.00	8,756.00	5,253.39	Contracted
PHA-Wide	Clerk of the Works	1430	1	12,000.00	12,000.00	12,000.00	7,138.00	Contracted
PHA-Wide	Consultant Planning	1430	1	6,500.00	0.00	-	-	Deleted
PHA-Wide	Environmental Assessment	1430	1	2,000.00	0.00	-	-	Deleted
PHA-Wide	Asbestos testing/abatement	1430	1	1,600.00	2,333.00	2,333.00	2,333.00	Completed
TN047-01	Replace refrigerators	1465.1	4 EA	1,300.00	2,478.00	2,478.00	2,478.00	Completed
TN047-01	Replace ranges	1465.1	4 EA	928.00	1,572.00	1,572.00	1,572.00	Completed
TN047-03	Replace refrigerators	1465.1	0	0	0	-	-	Deleted
TN047-03	Replace ranges	1465.1	0	0	0	-	-	Deleted
PHA-Wide	Purchase computer hardware	1475	1	20,000.00	0.00	-	-	Deleted
TN047-01	Relocation expenses	1495.1	4 EA	1,200.00	608.00	608.00	608.00	Completed
TN047-01	Replace water service line from house side of the water meter; Loop under slab and connect to interior (Carpenter)	1450	4 DU	1,200.00	2,370.00	2,370.00	2,370.00	Completed
TN047-01	Replace existing deadbolt locks with new interchangeable core locks to match existing system	1460	12 EA	1,800.00	5,400.00	5,400.00	5,400.00	Completed
TN047-01	Scrape, patch and paint all interior surfaces including entry doors (both sides)	1460	7 DU	8,000.00	14,610.00	14,610.00	14,610.00	Completed
TN047-01	Replace all existing interior water lines	1460	4 EA	2,400.00	10,800.00	10,800.00	10,800.00	Completed

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047-01	Replace washing machine box and drain down to main drain under slab. Install new tee on main line. Repair floor.	1460	4 EA	1,600.00	1,440.00	1,440.00	1,440.00	Completed
TN047-01	Replace VCT	1460	4 DU	9,600.00	13,208.00	13,208.00	13,208.00	Completed
TN047-01	Install new backsplash at range	1460	4 EA	320.00	540.00	540.00	540.00	Completed
TN047-01	Remove existing base and wall cabinets, and reinstall after plumbing work is complete	1460	4 DU	2,400.00	3,600.00	3,600.00	3,600.00	Completed
TN047-01	Remove and reinstall kitchen sink	1460	4 EA	1,000.00	0.00	-	-	Deleted
TN047-01	Replace kitchen sink faucet, stops and drain lines	1460	4 EA	1,000.00	5,040.00	5,040.00	5,040.00	Completed
TN047-01	Replace range hoods	1460	4 EA	800.00	1,296.00	1,296.00	1,296.00	Completed
TN047-01	Remove existing and install new countertops	1460	4 EA	3,600.00	5,557.00	5,557.00	5,557.00	Completed
TN047-01	Remove existing concrete and plaster plumbing chase wall at bath and laundry. Rebuild with studs and drywall.	1460	4 DU	6,000.00	7,200.00	7,200.00	7,200.00	Completed
TN047-01	Construct new pipe chase along interior walls at ceiling height	1460	4 EA	1,600.00	400.00	400.00	400.00	Completed
TN047-01	Remove block and plaster bathroom walls and ceilings and replace with new studs and greenboard.	1460	5 EA	10,000.00	0.00	-	-	Deleted
TN047-01	Replace bathtubs	1460	4 EA	2,400.00	4,140.00	4,140.00	4,140.00	Completed
TN047-01	Remove existing and install new tile tub surround	1460	4 EA	2,400.00	6,480.00	6,480.00	6,480.00	Completed
TN047-01	Replace tub and shower valve	1460	4 EA	1,000.00	720.00	720.00	720.00	Completed
TN047-01	Replace water closet	1460	5 EA	1,500.00	3,360.00	3,360.00	3,360.00	Completed
TN047-01	Replace bath accessories	1460	5 EA	750.00	3,240.00	3,240.00	3,240.00	Completed
TN047-01	Replace medicine cabinet	1460	5 EA	750.00	0.00	-	-	Deleted
TN047-01	Install new vanity	1460	5 EA	1,500.00	3,360.00	3,360.00	3,360.00	Completed

Part II Supporting Pages								
PHA Name: Mt. Pleasant Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P04750108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN047-01	Replace lavatory (with drop-in type), faucet, trap, shut-off stops and drain lines to the tee in wall	1460	5 EA	1,500.00	1,680.00	1,680.00	1,680.00	Completed
TN047-01	Remove existing and replace floor tile	1460	5	1,500.00	1,800.00	1,800.00	1,800.00	Completed
TN047-01	Install exhaust fan vented through roof	1460	5	1,500.00	3,150.00	3,150.00	3,150.00	Completed
TN047-01	Pressure wash vinyl, aluminum and front porches on the buildings	1460	3 Bldg,	600.00	720.00	720.00	720.00	Completed
TN047-01	Paint front porch columns	1460	3 Bldg.	300.00	721.00	721.00	721.00	Completed
TN047-01	Install new light fixture over vanity	1460	5 DU	500.00	504.00	504.00	504.00	Completed
TN047-01	Clean all existing light fixtures	1460	4 DU	300.00	2,160.00	2,160.00	2,160.00	Completed
TN047-01	Install new fluorescent light fixtures	1460	4 EA	600.00	2,160.00	2,160.00	2,160.00	Completed
TN047-01	Clean all existing windows inside and out	1460	4 DU	800.00	2,160.00	2,160.00	2,160.00	Completed
TN047-01	Replace all outlets, switches and cover plates	1460	4 DU	1,600.00	2,340.00	2,340.00	2,340.00	Completed
TN047-01	Replace roofs	1460	4	35,146.00	28,858.00	28,858.00	28,858.00	Completed
TN047-03	Replace carpet in main office	1460	LS	2,450.00	0.00	-	-	Deleted
TN047-01	Remove trees	1450	4	0.00	2,000.00	2,000.00	2,000.00	Completed

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Mt. Pleasant Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	6/30/10		6/30/12		
TN047-01	6/30/10	03/31/09	6/30/12	06/30/09	
TN047-03	6/30/10	03/31/09	6/30/12	06/30/09	

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

PART I: SUMMARY						
PHA Name/Number Mt. Pleasant Housing Authority / TN047		Locality (City/County & State) Mt. Pleasant/ Maury Co., Tennessee			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	133,680.00	133,270.00	106,950.00	101,000.00
C.	Management Improvements		43,812.00	43,415.00	46,040.00	35,064.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	20,000.00	40,000.00
E.	ADMINISTRATION		600.00	600.00	600.00	600.00
F.	Other		-	-	-	-
G.	Operations		1,908.00	2,715.00	6,410.00	3,336.00
H.	Demolition		-	-	-	-
I.	Development		-	-	-	-
J.	Capital Fund Financing – Debt Service		-	-	-	-
K.	Total CFP Funds		180,000.00	180,000.00	180,000.00	180,000.00
L.	Total Non-CFP Funds		-	-	-	-
M.	Grand Total		180,000.00	180,000.00	180,000.00	180,000.00

