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

1.0 **PHA Information**
PHA Name: _Walnut Housing Authority_____ PHA Code: ___MS080_____
PHA Type: ☒ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): __01/2011____

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: _34_____ Number of HCV units: _____

3.0 **Submission Type**
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 **PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 **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:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination**.**

5.2 **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.

See Attachment 1

6.0 **PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

See Attachment 2

(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.

1. Corinth Office
2. WHA community center
3. Project 6-14 Office at Ripley, MS

7.0 **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

See Attachment 3

8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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 Attachment 3
8.3	**Capital Fund Financing Program (CFFP).** ☐ 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	**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. See Attachment 4

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.** See Attachment 4
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attachment 5

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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. See Attachment 6 (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

ATTACHMENT 1

Goals and Objectives for WHA

1. Expand the supply of assisted housing by:
    A. Reducing public housing vacancies by maintaining vacancies under 3%
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. These measures are ongoing.
    B. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. These measures are ongoing.
    C. Implement public housing security improvements. These measures are ongoing.
4. Promote self-sufficiency and asset development of assisted households by:
    A. Providing or attracting supportive services to improve assistance recipients' employability
    B. 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 accessibile housing to persons with all varieties of disabilities regardless of unit size required.

ATTACHMENT 2

PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

(1) Eligibility

a. WHA will verify eligibility for admission to the public housing program upon admission.

b. WHA will use the following non-income factors to establish eligibility for admission to public housing.

1. Criminal or Drug-related activity
2. Rental history
3. Housekeeping
4. Other (describe) **Payment History/Citizenship**

c. WHA will request criminal records from local law enforcement agencies for screening purposes.

d. WHA will access FBI criminal records from the FBI for screening purposes.

(2)Waiting List Organization

a. WHA will organize its public housing waiting lists according to a community wide list
b. Persons interested in applying for admission to public housing may apply at the PHA development site management office.

(3) Assignment

a. Applicants are ordinarily given one vacant unit choice before they fall to the bottom of the waiting list. If they refuse a second offer, the applicant is removed from the waiting list.
b. This policy is consistent across all waiting list types.

(4) Admissions Preferences

a. Income targeting:
    1. WHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.

b. Transfer policies:

1. The following transfers will take precedence over new admissions.
    i. Emergencies
    ii. Over-housed
    iii. Under-housed
    iv. Medical justification
    v. Administrative reasons determined by the PHA (e.g., to permit modernization work)
    vi. Resident choice: To relocate resident closer to employment

c. Preferences

1. WHA has established preferences for admission to public housing.
2. WHA plans to employ the following admission preferences in the coming year.
    i. Households that contribute to meeting income goals (broad range of incomes)
    ii. Households that contribute to meeting income requirements (targeting)
    iii. Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced
3. WHA will employ admission preferences in the following prioritized order.
    i. Households that contribute to meeting income requirements (targeting)
    ii. Households that contribute to meeting income goals (broad range of incomes)
    iii. Elderly/disabled/displaced ahead of single non-elderly/disabled/displaced
4. Relationship of preferences to income targeting requirements
    i. WHA applies preferences within income tiers

(5) Occupancy

a. Applicants and residents can use the following reference materials to obtain information about the rules of occupancy of public housing.

1. The PHA-resident lease
2. The PHA's Admissions and Continued Occupancy policy
3. PHA briefing seminars or written materials

b. Residents must notify the PHA of changes in family composition at the following intervals.

1. At an annual reexamination and lease renewal
2. Any time family composition changes
3. At family request for revision

(6) Deconcentration and Income Mixing

a. WHA does not have any general occupancy (family) housing that are covered by the deconcentration rule.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2011 grants)**		
a) Public Housing Operating Fund	*$72,625.00	PH Operations
a) Public Housing Capital Fund	**$57,339.00	
b) HOPE VI Revitalization	$0.00	
c) HOPE VI Demolition	$0.00	
d) Annual Contributions for Section 8 Tenant-Based Assistance (HAP & Fee)	$0.00	Projected Renewal Funding
e) Resident Opportunity and Self-Sufficiency Grants	$0.00	
f) Community Development Block Grant	$0.00	
g) HOME	$0.00	
Other Federal Grants (list below)		
Resident Participation	$850.00	Services to assisted families
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income (non-federal)	$66,500.00	PH Operations
4. Other income (list below) (non-federal)		
Fraud Rental Income **Late Charges/Maintenance Charges** **Interest** **Other Income**	$1,000.00 $2,000.00 $2,852.00 $100.00	
5. Non-federal sources (list below)		
Unrestricted Net Assets	$209,019.00	
Total resources	$412,285.00	

PHA Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. WHA employs discretionary policies for determining income-based rent
b. Minimum Rent

1. WHA's minimum rent is $50.00
2. WHA has adopted the following minimum rent hardship exemption policy
   i. **The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the PHA determines that a hardship exists, the TTP is the highest of the remaining components of the family's calculated TTP.**
   Financial hardship includes the following situations:
      1. **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.**
         PHA Policy
         A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent. For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.
      2. **The family would be evicted because it is unable to pay the minimum rent.**
         PHA Policy
         For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent or tenant-paid utilities.
      3. **Family income has decreased because of changed family circumstances, including the loss of employment.**
      4. **A death has occurred in the family.**
         PHA Policy
         In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).
      5. **The family has experienced other circumstances determined by the PHA.**
         PHA Policy
         The PHA has not established any additional hardship criteria.

Rents set at less than 30% of adjusted income

1. WHA does not plan to charge rents at a fixed amount or percentage less than 30%

Ceiling rents

1. WHA has ceiling rents for all developments.
2. WHA arrives at our ceiling rents by doing a market comparability study and by the rental value of the unit.

Rent re-determinations

1. Between income reexaminations, tenants must report changes in income or family composition to the PHA such that the changes result in an adjustment to rent in the following circumstances.
    i. At family option for rent reduction
    ii. Anytime a family experiences an income increase above $2,080.00 annually
    iii. Anytime a family member enters the home.

WHA does not plan to implement individual savings accounts for residents.

(2) Flat Rents

a. In setting the market-based flat rent, WHA used the section 8 rent reasonableness study of comparable housing. We also used a survey of similar unassisted units in the neighborhood.

Operations and Maintenance

WHA has adopted the following policies regarding the management and maintenance of housing owned, assisted, or operated by WHA.

1. WHA has adopted an admission to and continued occupancy plan (ACOP) which outlines how the housing authority is to operate with regard to management. Listed below are the policies that are outlined in the ACOP.

    a. The organization of the waiting list and how families are selected and offered available units, including any PHA admission preferences, procedures for removing applicant names from the waiting list, and procedures for closing and reopening the PHA waiting list (Chapters 4 and 5)

b. Transfer policies and the circumstances under which a transfer would take precedence over an admission (Chapter 12)
c. Standards for determining eligibility, suitability for tenancy, and the size and type of the unit needed (Chapters 3 and 5)
d. Procedures for verifying the information the family has provided (Chapter 7)
e. The method for achieving deconcentration of poverty and income-mixing of public housing developments (Chapter 4)
f. Grievance procedures (Chapter 14)
g. Policies concerning payment by a family to the PHA of amounts the family owes the PHA (Chapter 15 and 16)
h. Interim redeterminations of family income and composition (Chapter 9)
i. Policies regarding community service requirements; (Chapter 11)
j. Polices and rules about safety and ownership of pets in public housing (Chapter 10)

2. WHA has adopted a maintenance plan which outlines how the maintenance of housing owned, assisted, or operated by WHA will be conducted. Listed below are the polices that are outlined in the WHA 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

GRIEVANCE PROCEDURES

I. PURPOSE AND SCOPE

To assure that each Housing Authority Resident is afforded an opportunity for a hearing if the Resident disputes, within the established time frame, any Housing Authority action or failure to act involving the Resident's lease with the Housing Authority or the Housing Authority's regulations which adversely affect the individual Resident's rights, duties, welfare or status. This grievance procedure shall be applicable (except as provided in Section II. H. below) to all individual grievances, as defined elsewhere in these procedures, between the Resident and the Housing Authority. It is not applicable to disputes between residents not involving the Housing Authority or to class grievances, nor is it intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the Housing Authority's Board of Commissioners.

II. DEFINITIONS

A. "Grievance" shall mean any dispute which a Resident may have with respect to Housing Authority action or failure to act in accordance with the Resident's lease or Housing Authority regulations which adversely affect the individual Resident's rights, duties, welfare, or status.

B. "Complainant" shall mean any Resident whose grievance is presented to the Housing Authority or at the Management Office in accordance with Sections III and IV below.

C. "Elements of Due Process" shall mean an eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:

1. Adequate notice to the Resident of the grounds for terminating the tenancy and for eviction;
2. Right of the Resident to be represented by counsel;
3. Opportunity for the Resident to refute the evidence presented by the Housing Authority including the right to confront and cross-examine witnesses and to present any affirmative legal, or equitable defense which the Resident may have; and
4. A decision on the merits.

D. "Hearing Officer" shall mean a person selected in accordance with Section IV. B. to hear grievances and render a decision with respect thereto.

E. "Hearing Panel" shall mean a panel selected in accordance with IV. B. to hear grievances and render decision with respect thereto.

F. "Resident" shall mean the adult person(s) (other than a live-in aide):

1. Who resides in the unit, and who executed the lease with the Housing Authority as Resident of the dwelling unit, or if no such person now resides in the unit.

2. Who resides in the unit, and who is the remaining head of household of the Resident family residing in the dwelling unit.

G. "Resident Organization" includes a Resident Management Corporation.

H. "Due Process Determination" shall mean a determination by HUD that law of the jurisdiction requires that the Resident must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit. If HUD has issued a due process determination, the Housing Authority may exclude from the grievance procedure any grievance concerning a termination of tenancy or eviction that involves:

1. Any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority employees, or

2. Any violent or drug-related criminal activity on or off the housing premises.

NOTE: If HUD has issued a due process determination, this Housing Authority may evict the occupants of the dwelling unit through the judicial eviction procedures which are the subject of the determination. In this case, this Housing Authority is not required to provide the opportunity for a hearing under the administrative grievance procedure.

III. INFORMAL SETTLEMENT OF GRIEVANCE

A. Grievance shall be personally presented, either orally or in writing, to the Housing Authority office, or to the office, if any, of the project in which the Complainant resides, so that the grievance may be discussed informally and possibly settled without a hearing.

B. A summary of the informal discussion shall be prepared within five (5) working days by the Housing Authority specifying the names of the participants, dates of meetings, the nature of the proposed disposition of the

complaint, and the specific reasons therefore, and shall specify the procedures by which a hearing may be obtained. One copy of the summary shall be given to the Resident and one copy retained in the Resident's file.

C. If the Complainant does not request an informal discussion, the Housing Authority's disposition of the grievance shall become final, unless the Hearing Officer or Hearing Panel shall find good cause for Complainant's failure, upon the finding of which the hearing officer or hearing panel may waive Complainant's failure. The failure to request an informal discussion shall not constitute a waiver by the Complainant of his right thereafter to contest the Housing Authority's action in disposing of the complaint in an appropriate judicial proceeding.

IV. PROCEDURES TO OBTAIN A HEARING

A. Request for a hearing. The Complainant shall submit a written request for a hearing to the Housing Authority, or the project office, if any, of the project in which Complainant resides, within ten (10) working days after receipt of the summary of the informal discussion. For a grievance under the expedited grievance procedure (see paragraph G. below), the Complainant shall submit such request at such time as is specified by the Housing Authority for a grievance under the expedited grievance procedure. The written request shall specify:

1. The reason for the grievance; and

2. The action or relief sought.

B. Selection of Hearing Officer or Hearing Panel. Grievances shall be presented before a Hearing Officer or hearing panel. A Hearing Officer or hearing panel shall be selected as follows:

1. A grievance hearing shall be conducted by an impartial person or persons appointed by the Executive Director of the Housing Authority. If the action under review is that of the Executive Director, the "impartial person or persons" referred to in the preceding sentence, shall be appointed by the Commissioners of the Housing Authority. This person or persons may be an officer or employee of the Housing Authority, except a person who made or approved the Housing Authority action under review or a subordinate of such person, shall not be eligible to serve as Hearing Officer.

2. The Housing Authority shall consult the Resident organizations, if any, before the Housing Authority appointment of each Hearing Officer or panel member. Any comments or recommendations

submitted by the Resident organizations shall be considered by the Housing Authority before the appointment.

C. Failure to request a hearing. If the Complainant does not request a hearing in accordance with this Section, then the Housing Authority's disposition of the grievance under the informal settlement of grievance procedures prescribed in Section III shall become final, provided that failure to request a hearing shall not constitute a waiver by the Complainant of his right thereafter to contest the Housing Authority's action in disposing of the complaint in an appropriate judicial proceeding.

D. Hearing prerequisite. All grievances shall be personally presented either orally or in writing pursuant to the informal procedure prescribed in Section III as a condition to a hearing under this Section, provided that if the Complainant shall show good cause why he failed to proceed in accordance with Section III to the Hearing Officer or hearing panel, the provisions of this paragraph may be waived by the Hearing Officer or hearing panel.

C. Escrow deposit.

1. Before a hearing is scheduled in any grievance involving the amount of rent that the Housing Authority claims is due, the Complainant must pay an escrow deposit to the Housing Authority. When a Complainant is required to make an escrow deposit, the amount is the amount of rent the Housing Authority states is due and payable as of the first of the month preceding the month in which the Complainant's act or failure to act took place. After the first deposit, the family must deposit the same amount monthly until the complaint is resolved by decision of the hearing officer or hearing panel. These requirements may be waived by the Housing Authority in extenuating circumstances; however, unless so waived, the Complainant's failure to make such payments shall result in termination of the grievance procedure. The failure to pay the escrow deposit does not waive the Complainant's right to contest in any appropriate judicial proceeding the Housing Authority's disposition of the grievance.

2. The Housing Authority must waive the requirement for an escrow deposit in the following circumstances:

    a. If the Complainant disputes the amount of "imputed welfare income" calculated by the Housing Authority; and
    b. If the Complaintant disagrees with the Housing Authority's decision to deny or limit the "Complainant's

request for a financial hardship exemption from payment of “minimum rent.”

F. Scheduling of hearing. Upon Complainant's compliance with the hearing prerequisites, a hearing shall be scheduled by the Hearing Officer or hearing panel promptly for a time and place reasonably convenient to both the Complainant and the Housing Authority. A written notification specifying the time, place, and the procedures governing the hearing shall be delivered to the Complainant and the appropriate Housing Authority official.

G. Expedited grievance procedure. This Housing Authority may utilize an expedited grievance procedure for any grievance concerning a termination of tenancy or eviction that involves:

1. any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the Housing Authority's public housing premises by other residents or employees of the Housing Authority, or

2. any violent or drug-related criminal activity on or off the housing premises.

NOTE: Procedures concerning a hearing under the expedited grievance procedure shall include expedited notice and scheduling, and an expedited decision on the grievance. Additionally, an informal settlement of the grievance, as prescribed in Section III., is not applicable to a hearing under the expedited grievance procedure.

V. PROCEDURES GOVERNING THE HEARING

A. The hearing shall be held before a Hearing Officer or hearing panel.

B. The Complainant shall be afforded a fair hearing, which shall include:

1. The opportunity to examine before the grievance hearing any Housing Authority documents, including records and regulations that are directly relevant to the hearing. The Resident shall be allowed to copy any such documents at the resident’s expense. If the Housing Authority does not make the document available for examination upon request by the Complainant, the Housing Authority may not rely on such document at the grievance hearing;

2. The right to be represented by counsel or other person chosen as the Resident's representative, and to have such person make statements

on the Resident's behalf;

3. The right to a private hearing unless the Complainant requests a public hearing;

4. The right to present evidence and arguments in support of the Resident's complaint, to controvert evidence relied on by the Housing Authority, and to confront and cross-examine all witnesses upon whose testimony or information the Housing Authority relies; and

5. A decision based solely and exclusively upon the facts presented at the hearing.

C. The Hearing Officer or hearing panel may render a decision without proceeding with the hearing if the Hearing Officer or hearing panel determines that the issue has been previously decided in another proceeding.

D. If the Complainant or the Housing Authority fails to appear at a scheduled hearing, the Hearing Officer or hearing panel may make a determination to postpone the hearing for not to exceed five business days or may make a determination that the party has waived his right to a hearing. Both the Complainant and the Housing Authority shall be notified of the determination by the Hearing Officer or hearing panel, provided that a determination that the Complainant has waived his right to a hearing shall not constitute a waiver of any right the Complainant may have to contest the Housing Authority's disposition of the grievance in an appropriate judicial proceeding.

E. At the hearing, the Complainant must first make a showing of an entitlement to the relief sought and thereafter the Housing Authority must sustain the burden of justifying the Housing Authority action or failure to act against which the complaint is directed.

F. The hearing shall be conducted informally by the Hearing Officer or hearing panel and oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Officer or hearing panel shall require the Housing Authority, the Complainant, counsel, and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer or hearing panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

G. The Complainant or the Housing Authority may arrange, in advance and at

the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

H. The Housing Authority shall provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the Resident is visually impaired, any notice to the Resident, which is required by this grievance procedure, shall be in an accessible format.

VI. DECISION OF THE HEARING OFFICER OR HEARING PANEL

A. The Hearing Officer or hearing panel shall prepare a written decision, together with the reasons therefore, within a reasonable time after the hearing. A copy of the decision shall be sent to the Complainant and the Housing Authority. The Housing Authority shall retain a copy of the decision in the Resident folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the Housing Authority and made available for inspection by a prospective Complainant, his representative, or the hearing panel or Hearing Officer.

B. The decision of the Hearing Officer or hearing panel shall be binding on the Housing Authority which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Housing Authority Board of Commissioners determines within a reasonable time, and promptly notifies the Complainant of its determination, that:

1. The grievance does not concern Housing Authority action or failure to act in accordance with or involving the Complaint's lease or Housing Authority regulations, which adversely affect the Complainant's rights, duties, welfare, or status;

2. The decision of the Hearing Officer or hearing panel is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the annual contributions contract between HUD and the Housing Authority.

C. A decision by the Hearing Officer, hearing panel, or Board of Commissioners in favor of the Housing Authority or which denies the relief requested by the Complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the Complainant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

Designated Housing for Elderly and Disabled Families

WHA does not have any housing designated for elderly and disabled families.

Community Service and Self Sufficiency

1. WHA no longer employs full-time social service coordinators. However, we do coordinate social service/self sufficiency activities through various state and local agencies. Examples of these services include GED training through the WIN job center, housekeeping services for the elderly and disabled through the MDHS Division of Aging and Adult services. We also have a full-time family self sufficiency coordinator which coordinates self sufficiency activities for public housing.
2. WHA has both a community service and self sufficiency policy. These are attached to the lease agreement and are included in the admission to and continued occupancy plan.
3. WHA has a community service policy, community service certification, notice of non-compliance with community service requirement, and cure & remedy agreement. All of these policies and documents are used to ensure community service compliance of non-exempt lease holders and their households. If the lease holder is non compliant with the community service requirement, then their lease is non-renewed. Listed below is a summary statement of how the housing authority will implement the community service policy.

   The PHA will attempt to provide the broadest choice possible to residents as they choose community service activities.

   The PHA's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. The PHA will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

   The PHA will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments. To the greatest extent possible, the PHA will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations.

   Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations, are described in the PHA Plan.

   The PHA will provide in-house opportunities for volunteer work or self-sufficiency programs when possible.

   WHA has exempted a family from performing community service if they meet the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program; or

A family that is receiving assistance under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

Safety and Crime Prevention

WHA has taken the following steps to ensure the safety of its public housing residents and reduce crime to the greatest extent possible in our neighborhoods.

1. WHA has adopted a "one strike" policy with regard to drug related or violent criminal activity. The following is an excerpt from the WHA lease agreement.
    a. To assure that no member of the household or guest engages in drug-related criminal activity on or off the premises, and assure that no other person under the resident's control engages in such activities on the premises.
    b. To assure that no member of the household, is using an illegal drug, or demonstrates a pattern of illegal drug use, which interferes with the health, safety, or right to peaceful enjoyment of the premises by other Residents; and
    c. To assure that no member of the household engages in the abuse, or a pattern of abuse, of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other Residents. NOTE: THIS HOUSING AUTHORITY HAS A "ZERO TOLERANCE" POLICY REGARDING CRIMINAL ACTIVITY, INCLUDING DRUG-RELATED CRIMINAL ACTIVITY (DRUG-RELATED CRIMINAL ACTIVITY MEANS THE ILLEGAL MANUFACTURE, SALE, DISTRIBUTION, USE OR POSSESSION WITH INTENT TO MANUFACTURE, SELL, DISTRIBUTE OR USE A CONTROLLED SUBSTANCE). THEREFORE, ANY VIOLATION OF THE PRECEDING PARAGRAPHS (PARAGRAPH 12) WILL BE TREATED AS A SERIOUS VIOLATION OF THIS LEASE, AND WILL BE GROUNDS FOR EVICTION FROM THE UNIT EVEN THOUGH NO ARREST OR CONVICTION HAS OCCURRED.

2. WHA has implemented security patrols as needed at Old Walnut and Alexander subdivisions to help ensure the safety of residents.
3. WHA cooperates heavily with local, regional, and state law enforcement officials to help to reduce drug related activity and crime on housing authority property.

Pet Policy

WHA has a pet policy, which is an attachment to the Public Housing dwelling lease. It is also addressed in the admission to and continued occupancy plan. The rules adopted are reasonably related to the legitimate interest of the housing authority to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA. The policy is organized as follows:

> Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.
>
> Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.
>
> Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.
>
> Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

Civil Rights Certification

WHA has an auditor as part of the central office staff whose responsibility is to audit files for any compliance issues pertaining to public housing management; including fair housing. This auditor also works directly with front line management staff to ensure that all compliance issues are address as expediently as possible. WHA works with the Mississippi Development Authority (MDA) in implementing any initiatives to affirmatively further fair housing. WHA also consults with the MDA to ensure that the annual plan is consistent with Mississippi Consolidated Plan.

Curent Fiscal Year Audit

The results of the most recent Fiscal year audit are available for review as part of the supporting documents

Asset Management

WHA operates two subdivisions under one AMP number.

Violence Against Women Act

Walnut Housing Authority (WHA) has implemented policies in the Admission to and Continued Occupancy Plan (ACOP) in order to be in compliance with the Violence Against Women Act and better serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

First, WHA implemented policies in the ACOP which prohibit the denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Definitions for domestic violence, dating violence, stalking, and immediate family members have also been added to both the ACOP and AP. Notification and victim documentation, perpetrator removal or documentation of rehabilitation policies, and PHA documentation requirements have been adopted for both the ACOP and AP as well.

Second, WHA has implemented policies in the ACOP which allow the resident to move or transfer to avoid domestic violence, dating violence, or stalking.

Third, WHA has implemented policies in the ACOP concerning the termination of assistance for victims of domestic violence, dating violence, or stalking. These policies outline victim documentation, terminating or evicting a perpetrator of domestic violence, and PHA confidentiality requirements.

Finally, WHA has implemented policies in the ACOP concerning notification to applicants and tenants regarding protections under the Violence Against Women Act. Tenants, applicants, and owners have all been notified of these changes in policy. Compliance with the Violence Against Women Act has also been added as an owner responsibility in the Section 8 Administrative Plan.

Attachment 3

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2011** **FFY of Grant Approval: 2011**

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 [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)	$5,734.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$2,867.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$1,000.00			
10	1460 Dwelling Structures	$47,738.00			
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				
17	1499 Development Activities [4]				

[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.

Attachment 3

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2011** **FFY of Grant Approval: 2011**

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 [1]**	
		Original	**Revised [2]**	**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)	**$57,339.00**			
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				

Signature of Executive Director Thomas M. Coleman **Date 09/30/2010**	**Signature of Public Housing Director** **Date**

[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.

Attachment 3

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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:				**Federal FFY of Grant: 2011**			
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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Energy efficient hot water heaters/tear out & plumbing	1460	22	$10,000.00				
Old Walnut	2. Walls-Gypsom replacement	1460	22	$10,000.00				
Housing	3. Site Improvement	1450	22	$500.00				
	Subtotal			**$20,500.00**				

[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.

Attachment 3

Part II: Supporting Pages								
PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:				**Federal FFY of Grant: 2011**			
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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Roof replacement	1460	12	$17,738.00				
Alexander Apts.	2. HVAC repair/replace	1460	12	10,000.00				
	3. Site Improvement	1450	12	$500.00				
	Subtotal			**$28,238.00**				

[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.

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

Attachment 3

Part II: Supporting Pages		
PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

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 [1]	Funds Obligated[2]	Funds Expended[2]	
Administrative Costs	1. Salaries	1410		$2,294.00				
	2. Fringe Benefits	1410		$1,720.00				
	3. Unemployment benefits	1410		$430.00				
	Note: Above items are prorated							
	Based on number of hours worked							
	In the Capital Fund Program							
	4. Travel (Expense to attend training	1410		$430.00				
	And meetings, etc.)							
	5. Advertisements (public hearings,	1410		$430.00				
	Bids, contracts, closings, etc.)							
	6. Legal (Review of contract	1410		$430.00				
	Documents, assist with							
	Questionable bids, etc.)							
	Subtotal			**$5,734.00**				

[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.

Attachment 3

Part II: Supporting Pages		
PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

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 [1]	Funds Obligated[2]	Funds Expended[2]	
Fees & Costs	1. Architect (Kitchens, floors, walls	1430		$2,150.00				
	Electrical etc.)							
	2. Engineer	1430		$717.00				
	Subtotal			**$2,867.00**				
	GRAND TOTAL			**$57,339.00**				

[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.

Attachment 3

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Walnut Housing Authority					**Federal FFY of Grant: 2011**
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 Expenditure End Date	Actual Expenditure End Date	
MS08000001 Old Walnut Housing	Within 24 months of the execution of the ACC		Within 48 months of the execution of the ACC		
MS08000001 Alexander Apartments	Within 24 months of the execution of the ACC		Within 48 months of the execution of the ACC		

[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.

Attachment 3 (1)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

PHA Name/Number			Locality (City/County & State)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	MS08000001 Old Walnut		$40,000.00	$40,000.00	$40,000.00	$40,000.00
C.	MS08000001 Alexander		$8,738.00	$8,738.00	$8,738.00	$8,738.00
D.	Physical Improvements Subtotal	Annual Statement	**$48,738.00**	**$48,738.00**	**$48,738.00**	**$48,738.00**
E.	Management Improvements					
F.	PHA-Wide Non-dwelling Structures and Equipment					
G.	Administration		$5,734.00	$5,734.00	$5,734.00	$5,734.00
H.	Fees & Costs		$2,867.00	$2,867.00	$2,867.00	$2,867.00
I.						
J.	Total CFP Funds **(EST.)**		**$57,339.00**	**$57,339.00**	**$57,339.00**	**$57,339.00**

Attachment 3 (1)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2012			Work Statement for Year: 2012 FFY 2013		
	MS08000001 Old Walnut General Description of Major Work Categories	Quantity	Estimated Cost	MS08000001 Old Walnut General Description of Major Work Categories	Quantity	Estimated Cost
See	Walls-Gypsom	22	$9,500.00	Walls-Gypsom	22	$9,500.00
Annual	Floors-replace	22	$6,000.00	Floors-replace	22	$6,000.00
Statement	Kitchens	22	$6,000.00	Kitchens	22	$6,000.00
	Bathrooms-plumbing	22	$6,000.00	Bathrooms-pluming	22	$6,000.00
	Electrical	22	$6,000.00	Electrical	22	$6,000.00
	Exterior	22	$6,000.00	Exterior	22	$6,000.00
	Site Improvement	1	$500.00	Site Improvement	1	$500.00
	Subtotal of Estimated Cost		**$40,000.00**	Subtotal of Estimated Cost		**$40,000.00**

Attachment 3 (1)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 2013 FFY 2014			Work Statement for Year: 2014 FFY 2015		
MS08000001 Old Walnut General Description of Major Work Categories	Quantity	Estimated Cost	MS08000001 Old Walnut General Description of Major Work Categories	Quantity	Estimated Cost
Walls-Gypsom	22	$9,500.00	Walls-Gypsom	22	$9,500.00
Floors-replace	22	$6,000.00	Floors-replace	22	$6,000.00
Kitchens	22	$6,000.00	Kitchens	22	$6,000.00
Bathrooms-pluming	22	$6,000.00	Bathrooms-pluming	22	$6,000.00
Electrical	22	$6,000.00	Electrical	22	$6,000.00
Exterior	22	$6,000.00	Exterior	22	$6,000.00
Site Improvement	1	$500.00	Site Improvement	1	$500.00
Subtotal of Estimated Cost		**$40,000.00**	Subtotal of Estimated Cost		**$40,000.00**

Attachment 3 (1)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2012			Work Statement for Year: 2011 FFY 2012		
	MS08000001 Alexander General Description of Major Work Categories	Quantity	Estimated Cost	MS08000001 Alexander General Description of Major Work Categories	Quantity	Estimated Cost
See	Walls	12	$2,238.00	Walls	12	$2,238.00
Annual	Floors	12	$2,000.00	Floors	12	$2,000.00
Statement	Kitchens	12	$2,000.00	Kitchens	12	$2,000.00
	Bathrooms	12	$2,000.00	Bathrooms	12	$2,000.00
	Site Improvement	12	$500.00	Site Improvement	12	$500.00
	Subtotal of Estimated Cost		**$8,738.00**	Subtotal of Estimated Cost		**$8,738.00**

Attachment 3 (1)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 2013 FFY 2014			Work Statement for Year: 2014 FFY 2015		
MS08000001 Alexander General Description of Major Work Categories	Quantity	Estimated Cost	MS08000001 Alexander General Description of Major Work Categories	Quantity	Estimated Cost
Walls	12	$2,238.00	Walls	12	$2,238.00
Floors	12	$2,000.00	Floors	12	$2,000.00
Kitchens	12	$2,000.00	Kitchens	12	$2,000.00
Bathrooms	12	$2,000.00	Bathrooms	12	$2,000.00
Site Improvement	12	$500.00	Site Improvement	12	$500.00
Subtotal of Estimated Cost		**$8,738.00**	Subtotal of Estimated Cost		**$8,738.00**

Attachment 3 (2)

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 07/15/2010** ☐ **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				
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)	$5,850.00	$5,734.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$3,387.00	$2,867.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	$1,000.00	$1,000.00		
10	1460 Dwelling Structures	$48,261.00	$47,738.00		
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				
17	1499 Development Activities [4]				

[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.

Attachment 3 (2)

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2010** **FFY of Grant Approval: 2010**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**

☒ **Performance and Evaluation Report for Period Ending: 07/15/2010** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**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)	**$58,498.00**	**$57,339.00**		
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				

Signature of Executive Director Thomas M. Coleman **Date 07/15/2010**	**Signature of Public Housing Director** **Date**

[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.

Attachment 3 (2)

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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Energy Conservation Measures-Water heaters & light fixtures	1460	22	$500.00	$500.00			
Old Walnut	2. Site Improvement	1450	22	$500.00	$500.00			
Housing								
	Subtotal			**$1,000.00**	**$1,000.00**			

[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.

Attachment 3 (2)

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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Walls- gypsum replacement	1460	12	$6,000.00	$8,000.00			
Alexander Apts.	2. Floors- Tile replacement	1460	12	$5,761.00	$8,000.00			
	3. Doors- repair/replace	1460	12	$6,000.00	$6,000.00			
	3. Kitchen- cabinet/countertop replacement	1460	12	$9,000.00	$6,000.00			
	4. Bath- fixtures, cabinets, ceramic floors, ceramic walls	1460	12	$6,000.00	$6,000.00			
	5. HVAC- grill/thermostats	1460	12	$9,000.00	$2,400.00			
	6. Fire prevention- install range extinguishers/smoke detectors	1460	12	$0.00	$2,238.00			
	7. Electrical- upgrade breaker boxes/outlet covers/energy star light fixtures	1460	12	$6,000.00	$8,600.00			
	8. Site	1450	12	$500.00	$500.00			
	Subtotal			**$48,261.00**	**$47,738.00**			

[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.

Attachment 3 (2)

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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 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 [1]	Funds Obligated[2]	Funds Expended[2]	
Administrative Costs	1. Salaries	1410		$2,342.00	$2,294.00			
	2. Fringe Benefits	1410		$1,168.00	$1,720.00			
	3. Unemployment benefits	1410		$585.00	$430.00			
	Note: Above items are prorated							
	Based on number of hours worked							
	In the Capital Fund Program							
	4. Travel (Expense to attend training	1410		$585.00	$430.00			
	And meetings, etc.)							
	5. Advertisements (public hearings,	1410		$585.00	$430.00			
	Bids, contracts, closings, etc.)							
	6. Legal (Review of contract	1410		$585.00	$430.00			
	Documents, assist with							
	Questionable bids, etc.)							
	Subtotal			**$5,850.00**	**$5,734.00**			

[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.

Attachment 3 (2)

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: Walnut Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: MS26P08050110 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 [1]	Funds Obligated[2]	Funds Expended[2]	
Fees & Costs	1. Architect (Kitchens, floors, walls	1430		$2,540.00	$2,150.00			
	Electrical etc.)							
	2. Engineer	1430		$847.00	$717.00			
	Subtotal			**$3,387.00**	**$2,867.00**			
	GRAND TOTAL			**$58,498.00**	**$57,339.00**			

[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.

Attachment 3 (2)

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Walnut Housing Authority					**Federal FFY of Grant: 2010**
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 Expenditure End Date	Actual Expenditure End Date	
MS08000001 Old Walnut Housing	07/15/2012		07/15/2014		
MS08000001 Alexander Apartments	07/15/2012		07/15/2014		

[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.

Attachment 3 (2)

Attachment 3 (3)

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **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				
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)	$7,147.00	$7,147.00	$7,147.00	$0.00
5	1411 Audit	$75.00	$75.00	$75.00	$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$4,000.00	$5,314.00	$5,314.00	$5,312.77
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$58,254.00	$56,940.00	$56,940.00	$46,830.56
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	$2,000.00	$2,000.00	$2,000.00	$0.00
17	1499 Development Activities [4]				

[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.

Attachment 3 (3)

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 I: Summary

PHA Name: **Tennessee Valley Regional Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**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)	**$71,476.00**	**$71,746.00**	**$71,746.00**	**$52,143.33**
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 Thomas M. Coleman	**Date 09/30/2010**	**Signature of Public Housing Director**	**Date**
Thomas M. Coleman			

[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.

Attachment 3 (3)

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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 CFFP (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
MS08000001				Original	Revised	Funds Obligated[2]	Funds Expended[2]	
Old Walnut	No work planned							

[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.

Attachment 3 (3)

Part II: Supporting Pages

PHA Name: Tennessee Valley Regional Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 CFFP (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
MS08000001				Original	Revised	Funds Obligated[2]	Funds Expended[2]	
Alexander Apts.	1. Energy Star Water Heaters & Refrigerators	1460	12	$15,000.00	$1,940.00	$1,940.00	$900.00	
	2. Energy Star Light Fixtures	1460	12	$8,254.00	$10,000.00	$10,000.00	$5,500.00	
	3. Exterior- Vinyl replacement	1460	12	$10,000.00	$0.00	$0.00	$0.00	
	4. Windows- Replace with thermal pane windows	1460	12	$15,000.00	$15,000.00	$15,000.00	$12,500.00	
	5. Floor Tile-Replace/asbestos removal	1460	12	$10,000.00	$30,000.00	$30,000.00	$27,930.56	
	Subtotal			**$58,254.00**	**$56,940.00**	**$56,940.00**	**$46,830.56**	

[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.

Attachment 3 (3)

Expires 4/30/2011

Part II: Supporting Pages		
PHA Name: Tennessee Valley Regional Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
Administrative Costs	1. Management Fees	1410		$7,147.00	$7,147.00	$7,147.00	$0.00	
	Subtotal			**$7,147.00**	**$7,147.00**	**$7,147.00**	**$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.

Attachment 3 (3)

Expires 4/30/2011

Part II: Supporting Pages		
PHA Name: Tennessee Valley Regional Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
Relocation Costs	1. Relocation expenses for residents	1495	34	$2,000.00	$2,000.00	$2,000.00	$0.00	
	Subtotal			**$2,000.00**	**$2,000.00**	**$2,000.00**	**$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.

Attachment 3 (3)

Expires 4/30/2011

Part II: Supporting Pages		
PHA Name: Tennessee Valley Regional Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
Audit	1. Annual (Audit of Capital Fund)	1411	1	$75.00	$75.00	$75.00	$0.00	
	Subtotal			**$75.00**	**$75.00**	**$75.00**	**$0.00**	
Fees & Costs	1. Architect (Kitchens, floors, walls	1430	1	$3,000.00	$4,314.00	$4,314.00	$4,312.77	
	Electrical etc.)							
	2. Engineer	1430	1	$1,000.00	$1,000.00	$1,000.00	$1,000.00	
	Subtotal			**$4,000.00**	**$5,314.00**	**$5,314.00**	**$5,312.77**	
	GRAND TOTAL			**$71,476.00**	**$71,476.00**	**$71,476.00**	**$52,143.33**	

[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.

Attachment 3 (3)

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Walnut Housing Authority					**Federal FFY 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 Expenditure End Date	Actual Expenditure End Date	
MS08000001					
Old Walnut & Alexander Apartments	Within 12 months from the date of the ACC	12/17/2009	60% within 24 months from the date of the ACC and 100% expended within 36 months		Obligated within 12 months and 60 % expended within 24 months of execution of the ACC with 100% expended within 36 months

[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.

Attachment 3 (4)

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 3)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **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				
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)	$5,646.00	$3,111.43	$3,111.43	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$3,271.00	$5,312.77	$5,312.77	$5,312.77
8	1440 Site Acquisition				
9	1450 Site Improvement	$1,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$46,550.00	$50,073.80	$50,073.80	$50,073.80
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				
17	1499 Development Activities [4]				

[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.

Attachment 3 (4)

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 I: Summary

PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 3)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**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)	**$56,467.00**	**$58,498.00**	**$58,498.00**	**$55,386.57**
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 Thomas M. Coleman **Date 09/30/2010**	**Signature of Public Housing Director** **Date**

[1] To be completed for the Performance and Evaluation Report.
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[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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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: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Energy Conservation Measures-Water heaters & light fixtures	1460	22	$550.00	$0.00	$0.00	$0.00	
Old Walnut	2. Site Improvement	1450	22	$500.00	$0.00	$0.00	$0.00	
Housing								
	Subtotal			**$1,050.00**	**$0.00**	**$0.00**	**$0.00**	

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[2] To be completed for the Performance and Evaluation Report.

Attachment 3 (4)

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PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
MS08000001	1.Energy conservation measures- energy star light fixtures & water heaters	1460	12	$5,000.00	$300.00	$300.00	$300.00	
Alexander Apts.	2. Floors- Tile replacement	1460	12	$5,000.00	$3,000.00	$3,000.00	$3,000.00	
	3. Bathrooms- Fixtures, cabinets, ceramic floors, ceramic walls	1460	12	$7,000.00	$10,330.00	$10,330.00	$10,330.00	
	3. Walls- Gypsum replacement	1460	12	$8,000.00	$18,635.00	$18,635.00	$18,635.00	
	4. Appliances- Stove & refrigerator replacement	1460	12	$5,000.00	$6,600.00	$6,600.00	$6,600.00	
	5. Windows- replacement with thermal pane windows	1460	12	$8,000.00	$0.00	$0.00	$0.00	
	6. Kitchen- Cabinet & counter top replacement	1460	12	$8,000.00	$10,508.80	$10,508.80	$10,508.80	
	7. Site Improvement	1450	12	$500.00	$700.00	$700.00	$700.00	
	Subtotal			**$45,500.00**	**$50,073.80**	**$50,073.80**	**$50,073.80**	

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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages		
PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
Administrative Costs	1. Salaries	1410		$2,260.00	$1,245.00	$1,245.00	$0.00	
	2. Fringe Benefits	1410		$1,127.60	$591.00	$591.00	$0.00	
	3. Unemployment benefits	1410		$564.00	$375.43	$375.43	$0.00	
	Note: Above items are prorated							
	Based on number of hours worked							
	In the Capital Fund Program							
	4. Travel (Expense to attend training	1410		$564.60	$300.00	$300.00	$0.00	
	And meetings, etc.)							
	5. Advertisements (public hearings,	1410		$564.60	$300.00	$300.00	$0.00	
	Bids, contracts, closings, etc.)							
	6. Legal (Review of contract	1410		$564.60	$300.00	$300.00	$0.00	
	Documents, assist with							
	Questionable bids, etc.)							
	Subtotal			**$5,646.00**	**$3,111.43**	**$3,111.43**	**$0.00**	

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[2] To be completed for the Performance and Evaluation Report.

Attachment 3 (4)

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
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Part II: Supporting Pages		
PHA Name: Walnut Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P08050109 CFFP (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 [1]	Funds Obligated[2]	Funds Expended[2]	
Fees & Costs	1. Architect (Kitchens, floors, walls	1430		$2,453.00	$3,985.00	$3,985.00	$3,985.00	
	Electrical etc.)							
	2. Engineer	1430		$818.00	$1,327.00	$1,327.00	$1,327.00	
	Subtotal			**$3,271.00**	**$5,312.77**	**$5,312.77**	**$5,312.77**	
	GRAND TOTAL			**$56,467.00**	**$58,498.00**	**$58,498.00**	**$58,498.00**	

[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.

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Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Walnut Housing Authority					**Federal FFY 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 Expenditure End Date	Actual Expenditure End Date	
MS08000001 Old Walnut Housing	09/15/2011	12/17/2009	09/15/2013		
MS08000001 Alexander Apartments	09/15/2011	12/17/2009	09/15/2013		

[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.

ATTACHMENT 4

Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: **MS08000001**			
	# of families	% of total families	Annual Turnover
Waiting list total	21		8
Extremely low income <=30% AMI	13	62	
Very low income (>30% but <=50% AMI)	7	33	
Low income (>50% but <80% AMI)	1	5	
Families with children	11	52	
Elderly families	2	10	
Families with Disabilities	4	19	
Race/ethnicity #1	12	57	
Race/ethnicity #2	8	38	
Race/ethnicity #3	1	5	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	43	
2 BR	7	33	
3 BR	4	19	
4 BR	1	5	
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

Strategies for addressing affordable housing needs

Shortage of affordable housing for certain areas of our jurisdiction available to public housing applicants

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
E. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

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

(2) Reasons for Selecting Strategies

A. Funding constraints
B. Staffing constraints
C. Results of consultation with residents and the Resident Advisory Board
D. Other: (list below)
   1. Existing vacant units

ATTACHMENT 5

A. Progress in meeting Mission & Goals

The Housing Authority (HA) has completed comprehensive modernization programs on many of our housing units during 2010. The housing authority received a PHAS score of 100 for fiscal year ending 12/31/2009. During 2010 the Housing Authority maintained a vacancy rate for Public Housing of less than (3) percent. This would indicate that the Housing Authority is meeting or exceeding the HUD goal of increasing the availability of decent, safe, affordable housing in good repair. This Housing Authority is striving to improve the community quality of life and economic suitability by recruiting a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The HA has used a local preference system to select from applicants on the waiting list who have family incomes within adopted income ranges. This HA will also continue to implement security patrol as needed in our developments and enforce the Screening and Eviction Policy (Formerly "One Strike").

B. Significant amendment and Substantial Deviation

"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.

"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.

C. Other Information

Congress passed the Omnibus Appropriations Act of 2010 and said bill became Public Law 111-117 on December 16, 2009. Section 211 exempts the county of Los Angeles, California and the states of Alaska, Iowa, and Mississippi from the requirement to have a resident as a member of the governing board; provided that a minimum of six residents of public housing or Section 8 Assistance provide advice and comments to the PHA. The Advisory Board shall meet no less than quarterly. WHA has had a resident meeting each quarter of 2010.

Attachment 6

Resident Comments

On 08/18/2010 a resident meeting was held at the WHA community center. There no comments received from the residents.