

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
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1.0	PHA Information PHA Name: <u>The Housing Authority of the City of Tupelo</u> PHA Code: <u>MS077</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>01/01/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>388</u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
+	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: <p style="text-align: center;"><i>TO PROMOTE ADEQUATE AND AFFORDABLE HOUSING, ECONOMIC OPPORTUNITY AND A SUITABLE LIVING ENVIRONMENT FREE FROM DISCRIMINATION.</i></p>				
5.2 <i>Attachment A</i>	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.				
6.0 <i>Attachment B</i>	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. <ol style="list-style-type: none"> 1. <u>701 Canal Street - Central Office</u> 2. <u>1624 Green Street - Rental Office</u> 3. <u>Housing Authority Website</u> 4. <u>HUD Website</u> 				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
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 the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>MS26P07750108 – Attachment C</u> <u>MS26P07750109 – Attachment D</u> <u>MS26S07750109 – Attachment E</u> <u>MS26P07750110 – Attachment F</u> <u>MS26R07750110 – Attachment G</u> <u>MS26P07750111 – Attachment H</u> <u>MS26R07750111 – Attachment I</u> <u>MS26P07750112 – Attachment J</u> <u>MS26R07750112 – Attachment K</u>				
8.2 <i>Attachment L</i>	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

<p>9.0 <i>Attachment M</i></p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
<p>9.1 <i>Attachment N</i></p>	<p>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.</p>
<p>10.0 <i>Attachment O</i></p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
<p>11.0 <i>Certifications</i></p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;"><u>ADDITIONAL REQUIRED CERTIFICATIONS</u></p> <p>(j) Civil Rights Certification, form HUD-50077-CR</p> <p>(k) Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany form HUD-50075 PHA 5-Year and Annual Plan</p>
<p><i>Attachment P</i></p>	<p>(l) The Violence Against Women and Justice Department Reauthorization Act of 2005;</p>

ATTACHMENT A

Goals and Objectives

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

ATTACHMENT B

PHA has revised the following elements.

1. The Housing Authority of the City of Tupelo is proposing to designate Timber Ridge Apartments (MS26P000004) occupancy by elderly and/or disabled families (families whose head, spouse, or sole member is at least 62 years of age or disabled). Families whose head, spouse, or sole member who is at least 50 years of age will also be eligible for this project when there are insufficient numbers of elderly families to occupy vacant units.

2. The Housing Authority of the City of Tupelo has requested the Department of Housing and Urban Development to allow the HA the option of combining the four asset management properties into one asset management property beginning January 1, 2012.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: MS26P077501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:3)
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$129,895.00	\$129,895.00	\$129,895.00	\$129,895.00
3	1408 Management Improvements				
4	1410 Administration	\$71,237.00	\$69.00	\$69.00	\$69.00
5	1411 Audit	\$4,000.00	\$2,485.00	\$2,485.00	\$2,485.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00	\$66,887.00	\$66,887.00	\$66,887.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$438,242.00	\$512,013.03	\$512,013.03	\$512,013.03
11	1465.1 Dwelling Equipment—Nonexpendable	\$19,000.00	\$0.00	\$0.00	\$0.00
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	\$0.00	\$1,024.97	\$1,024.97	\$1,024.97
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$712,374.00	\$712,374.00	\$712,374.00	\$712,374.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program Grant No: MS26P077501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 01/2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC	MANAGEMENT FEE	1410		\$71,237.00	\$69.00	\$69.00	\$69.00	100%
AMP # 1 - 001	OPERATIONS	1406		\$19,020.00	\$19,020.00	\$19,020.00	\$19,020.00	100%
	AUDIT	1411	16%	\$585.00	\$397.60	\$397.60	\$397.60	100%
	STOVES & REFRIGERATORS	1465	8	\$2,780.00	\$0.00			
AMP # 2 - 002	OPERATIONS	1406		\$34,870.00	\$34,870.00	\$34,870.00	\$34,870.00	100%
	AUDIT	1411	28%	\$1,073.00	\$695.80	\$695.80	\$695.80	100%
	STOVES & REFRIGERATORS	1465	15	\$5,097.00	\$0.00			
AMP # 3 - 003	OPERATIONS	1406		\$63,400.00	\$63,400.00	\$63,400.00	\$63,400.00	100%
	AUDIT	1411	46%	\$1,950.00	\$1,143.10	\$1,143.10	\$1,143.10	100%
	STOVES & REFRIGERATORS	1465	26	\$9,268.00	\$0.00			
AMP # 4 - 004	OPERATIONS	1406		\$12,605.00	\$12,605.00	\$12,605.00	\$12,605.00	100%
	AUDIT	1411	10%	\$392.00	\$248.50	\$248.50	\$248.50	100%
	A/E FEES, MOD COORDINATOR	1430		\$50,000.00	\$66,887.00	\$66,887.00	\$66,887.00	100%
	COMPREHENSIVE RENOVATION	1460	40 units	\$382,242.00	\$502,785.03	\$502,785.03	\$502,785.03	100%
	REPLACE ROOFS	1460	7 bldgs	\$56,000.00	\$9,228.00	\$9,228.00	\$9,228.00	100%
	STOVES & REFRIGERATORS	1465	40 units	\$1,855.00	\$0.00			0%
	COMMUNITY BLD EQUIPMENT	1475	1	\$0.00	\$1,024.97	\$1,024.97	\$1,024.97	100%
			TOTAL	\$712,374.00	\$712,374.00	\$712,374.00	\$712,374.00	100%

ATTACHMENT 3(3)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: MS26P077501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 01/2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$129,895.00	\$129,895.00	\$129,895.00	\$129,895.00
3	1408 Management Improvements				
4	1410 Administration	\$71,237.00	\$72,456.00	\$72,456.00	\$0.00
5	1411 Audit	\$4,000.00	\$1,457.00	\$1,457.00	\$1,457.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00	\$60,213.00	\$60,213.00	\$20,463.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$86,651.00	\$86,651.00	\$86,651.00
10	1460 Dwelling Structures	\$388,242.00	\$273,473.11	\$273,473.11	\$273,473.11
11	1465.1 Dwelling Equipment—Nonexpendable	\$19,000.00	\$100,415.89	\$100,415.89	\$0.00
12	1470 Nondwelling Structures	\$62,187.00	\$0.00		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$724,561.00	\$724,561.00	\$724,561.00	\$511,939.11
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Sect 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Secur – Hard Costs				
26	Amount of line 21 Related to Erg Conser Measures	\$200,000.00	\$200,000.00		
Signature of Executive Director			Signature of Public Housing Director		
Date			Date		

ATTACHMENT 3(3)

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program Grant No: MS26P077501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 01/2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC	ADMINISTRATION	1410		71,237	72,456.00	72,456.00	0.00	0%
AMP # 1 - 001	OPERATIONS	1406		19,020	19,020	19,020	19,020	100%
Canal Street	AUDIT	1411		585	233.12	233.12	233.12	100%
	SITE IMPROVEMENTS	1450	1	0.00	14,731	14,731	14,731	100%
	INTERIOR RENOVATIONS	1460	7	0.00	11,100	11,100	11,100	100%
	HVAC EQUIPMENT/APPLIANCES	1465.1	59	2,780	80,415.89	80,415.89	0.00	0%
	HVAC IMPROVEMENTS	1460		0.00	0.00	0.00		
	A/E FEES, MOD COORD	1430		0.00	46,250	46,250	6,500	14%
AMP # 2 - 002	OPERATIONS	1406		34,870	34,870	34,870	34,870	100%
Park Hill West	AUDIT	1411		1,037	407.96	407.96	407.96	100%
	SITE IMPROVEMENTS	1450	1	0.00	27,728	27,728	27,728	100%
	INTERIOR RENOVATIONS	1460	8	0.00	12,080	12,080	12,080	100%
	APPLIANCES	1465.1	15	5,097	10,000.00	10,000.00		
AMP # 3 - 003	OPERATIONS	1406		63,400	63,400	63,400	63,400	100%
Park Hill East	AUDIT	1411		1,950	670.22	670.22	670.22	100%
	SITE IMPROVEMENTS	1450	1	0.00	44,192	44,192	44,192	100%
	APPLIANCES	1465.1	26	9,268	10,000.00	10,000.00		
	HVAC UPGRADE/REPLACEMENT	1460	32	0.00	22,695	22,695	22,695	100%
	RENTAL OFFICE RENOVATION	1470	1	0.00	0.00	0.00		
	HVAC REPLACEMENT	1475	2	0.00	0.00	0.00		
	A/E FEES, MOD COORD	1430		0.00	4,917	4,917	4,917	100%
AMP # 4 - 004	OPERATIONS	1406		12,065	12,605	12,605	12,605	100%
Timber Ridge	AUDIT	1411		392	145.70	145.70	145.70	100%
	A/E FEES, MOD COORD	1430		50,000	9,046	9,046	9,046	100%
	Comp Renov of Units: Bathroom, Tub Surround, Vanities, Fixtures Kitchen Cabinets, Counter Tops, Sinks, Fixtures, Vent Hood/ Fire Suppression Systems, Plumbing, Flooring, Doors, Windows	1460	40 Units	388,242	227,598.11	227,598.11	227,598.11	100%
	REPLACE ROOFS	1460	7 Bldgs.	0.00	0.00	0.00		
	STOVES & REFRIGERATOR	1465.1	5	1,855	0.00	0.00		
	COMMUNITY BLDG RENOVATION	1470	1	62,187	0.00	0.00		
			TOTAL	\$724,561	\$724,561	\$724,561	\$511,939.11	71%

Part I: Summary		
PHA Name: <p style="text-align: center;">HOUSING AUTHORITY OF THE CITY OF TUPELO</p>	Grant Type and Number Capital Fund Program Grant No: MS26S07750109 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: 09/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	N/A			
3	1408 Management Improvements	\$0.00			
4	1410 Administration (may not exceed 10% of line 21)	\$4500.00	\$184.64	\$184.64	\$184.64
5	1411 Audit	N/A			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$66,000.00	\$87,000.00	\$87,000.00	\$87,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$831,224.00	\$707,170.89	\$707,170.89	\$707,170.89
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0.00	\$107,368.47	\$107,368.47	\$107,368.47
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	N/A			
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	N/A			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	N/A			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$901,724.00	\$901,724.00	\$901,724.00	\$901,724.00
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	Date	Signature of Public Housing Director	Date
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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.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF TUPELO			Grant Type and Number Capital Fund Program Grant No: MS26S07750109 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	
MS 077-001	ROOF replacement	1460	32 bldgs	\$202,000.00	\$154,598.30	\$154,598.30	\$154,598.30	Complete
Canal Street	ROOF replacement	1470	1 bldg	\$0.00	\$6,508.29	\$6,508.29	\$6,508.29	Complete
	A/E & Mod Coordinator	1430	1	\$10,560.00	\$17,710.00	\$17,710.00	\$17,710.00	Complete
MS 077-002	ROOF replacement	1460	61 bldgs	\$390,224.00	\$283,625.77	\$283,625.77	\$283,625.77	Complete
Park Hill West	ROOF replacement	1470	1 bldg	\$0.00	\$4,170.29	\$4,170.29	\$4,170.29	Complete
	A/E & Mod Coordinator	1430	1	\$18,480.00	\$32,340.00	\$32,340.00	\$32,340.00	Complete
MS 077-003	ROOF replacement	1460	30 bldgs	\$190,000.00	\$171,157.11	\$171,157.11	\$171,157.11	Complete
Park Hill East	ROOF replacement	1470	3 bldgs	\$0.00	\$14,244.87	\$14,244.87	\$14,244.87	Complete
	A/E & Mod Coordinator	1430	1	\$30,360.00	\$19,250.00	\$19,250.00	\$19,250.00	Complete
MS 077-004	ROOF replacement	1460	5 bldgs	\$49,000.00	\$77,305.10	\$77,305.10	\$77,305.10	Complete
Timber Ridge	ROOF replacement	1470	1 bldg	\$0.00	\$9,860.02	\$9,860.02	\$9,860.02	Complete
	A/E & Mod Coordinator	1430	1	\$6,600.00	\$17,700.00	\$17,700.00	\$17,700.00	Complete
	Renovation of Apartments	1460	40 bldgs	\$0.00	\$20,484.61	\$20,484.61	\$20,484.61	Complete
	Renovation of Community Building	1470	1 bldg	\$0.00	\$72,585.00	\$72,585.00	\$72,585.00	Complete
Administrative Costs	Advertisements	1410		\$4500.00	\$184.64	\$184.64	\$184.64	Complete
			Total	\$901,724.00	\$901,724.00	\$901,724.00	\$901,724.00	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HOUSING AUTHORITY OF THE CITY OF TUPELO					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	
MS077-001 Canal Street	03/18/2010		60% - 3/18/2011 100% - 3/18/2012	6/25/2010	
MS077-002 Park Hill West	03/18/2010		60% - 3/18/2011 100% 3/18/2012	6/25/2010	
MS077-003 Park Hill East	03/18/2010		60% - 3/18/2011 100% - 3/18/2012	6/25/2010	
MS077-004 Timber Ridge	03/18/2010		60% - 3/18/2011 100% - 3/18/2012	6/25/2010	
	*Note- Within 12 months of the HUD established obligation date 03/18/09		*Note - 60% in 24 months 100% in 36 months Of the HUD established obligation date 03/18/09		

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

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: MS26P077501-10 Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2010
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$136,400.00			
3	1408 Management Improvements	\$50,000.00			
4	1410 Administration	\$18,200.00			
5	1411 Audit	\$4,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$31,175.00	\$31,175.00	\$31,175.00	\$6,175.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,162.00			
10	1460 Dwelling Structures	\$312,268.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$9,900.00			
12	1470 Non-dwelling Structures	\$102,000.00			
13	1475 Non-dwelling Equipment	\$2,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$682,105.00	\$31,175.00	\$31,175.00	\$6,175.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$300,000.00			

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

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program Grant No: MS26P077501-10 Replacement Housing Factor Grant No:				Federal FY of Grant: 01/2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 077- 002 Park Hill West								
	Operations	1406	1	\$38,192				
	Management Improvements	1408	1	\$14,000				
	Administration	1410	1	\$5,096				
	Audit	1411	1	\$1,120				
	A/E – Mod Coord	1430	1	\$8,729	\$8,729	\$8,729	1729	20%
	Site improvements	1450	1	\$5,000				
	Interior renovation	1460	1 unit	\$2,000				
	Floors	1460	5 units	\$10,000				
	Electrical - upgrades	1460	5 units	\$1,000				
	Kitchens - renovate	1460	5 units	\$10,000				
	Bathrooms- renovate	1460	5 units	\$5,000				
	Water heaters	1460	8 units	\$4,000				
	Windows	1460	4 units	\$5,000				
	Exterior - paint/clean	1460	10 units	\$1,000				
	Siding	1460	1 unit	\$1,000				
	Fire prevention/safety	1460	10 units	\$500				
	Mechanical Systems - HVAC	1460	3 units	\$7,591				
	Roofing	1460	8 units	0.00				
	Dwelling Equipment	1465.1	4 units	\$3,500				
	Non dwelling Structures	1470	1 unit	\$500				
	Non dwelling Equipment	1475	1 unit	\$500				
	Subtotal			\$123,728	\$8,729	\$8,729	1729	20%

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: MS26P077501-10 Replacement Housing Factor Grant No:			Federal FY of Grant: 01/2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 077- 004 Timber Ridge								
	Operations	1406	1	\$13,640				
	Management Improvements	1408	1	\$5,000				
	Administration	1410	1	\$1,820				
	Audit	1411	1	\$400				
	A/E – Mod Coord	1430	1	\$3,117.50	\$3,117.50	\$3,117.50	617.50	20%
	Site improvements	1450	1 site	\$1,000				
	Interior renovation	1460	1 unit	0.00				
	Kitchens – renovate	1460	1 unit	0.00				
	Bathrooms – renovate	1460	1 unit	0.00				
	Exterior - paint/clean	1460	7 blds	0.00				
	Siding	1460	1 bld	0.00				
	Fire prevention/safety	1460	1 unit	0.00				
	Mechanical Systems – HVAC	1460	1 unit	\$4,992				
	Dwelling Equipment	1465.1	2 units	0.00				
	Non-dwelling Structures	1470	1 unit	\$500				
	Non-dwelling Equipment	1475	1 unit	\$500				
	Resident relocation	1495.1	1 unit	0.00				
	Subtotal			\$30,969.50	\$3,117.50	\$3,117.50	617.50	20%

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program No: MS26P077501-10 Replacement Housing Factor No:			Federal FY of Grant: 01/2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077- 001 Canal Street	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 002 Park Hill West	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 003 Park Hill East	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 004 Timber Ridge	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-10	Federal FY of Grant: 01/2010
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$39,519.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$39,519.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-10			Federal FY of Grant: 01/2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 077	Development Activities	1499	1	\$39,519				
	Subtotal			\$39,519				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: MS26R077501-10			Federal FY of Grant: 01/2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077	Within 24 months from the ACC date	Within 24 months of the last year of accumulation (10/29/2017)		Within 48 months from the ACC date	Within 24 months of the obligation end date (10/29/2019)		PHA will accumulate funds and delay the obligation start date to have ample monies for the construction of units.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: MS26P077501-11 Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2011
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no :1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$116,600.00			
3	1408 Management Improvements	\$50,000.00			
4	1410 Administration	\$58,300.00			
5	1411 Audit	\$4,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,759.00			
10	1460 Dwelling Structures	\$275,665.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$9,000.00			
12	1470 Non-dwelling Structures	\$2,000.00			
13	1475 Non-dwelling Equipment	\$2,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$583,324.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$200,000.00			

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

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program No: MS26P077501-11 Replacement Housing Factor No:			Federal FY of Grant: 01/2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077- 001 Canal Street	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 002 Park Hill West	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 003 Park Hill East	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 004 Timber Ridge	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-11	Federal FY of Grant: 01/2011
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$33,869.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$33,869.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-11			Federal FY of Grant: 01/2011			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 077	Development Activities	1499	1	\$33,869.00				
	Subtotal			\$33,869.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Tupelo		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: MS26R077501-11			Federal FY of Grant: 01/2011		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077	Within 24 months from the ACC date	Within 24 months of the last year of accumulation (10/29/2017)		Within 48 months from the ACC date	Within 24 months of the obligation end date (10/29/2019)		PHA will accumulate funds and delay the obligation start date to have ample monies for the construction of units.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: MS26P077501-12 Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2012
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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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$116,600.00			
3	1408 Management Improvements	\$50,000.00			
4	1410 Administration	\$58,300.00			
5	1411 Audit	\$4,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,579.00			
10	1460 Dwelling Structures	\$275,845.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$9,000.00			
12	1470 Non-dwelling Structures	\$2,000.00			
13	1475 Non-dwelling Equipment	\$2,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$583,324.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$200,000.00			

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

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program No: MS26P077501-12 Replacement Housing Factor No:			Federal FY of Grant: 01/2012	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077- 001 Canal Street	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 002 Park Hill West	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 003 Park Hill East	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.
MS 077- 004 Timber Ridge	Within 24 months from the ACC date			Within 48 months from the ACC date			Obligated within 24 months and expended within 48 months of execution of the ACC amendment.

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

PHA Name: The Housing Authority of the City of Tupelo	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-12	Federal FY of Grant: 01/2012
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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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$33,869.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$33,869.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R077501-12			Federal FY of Grant: 01/2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 077	Development Activities	1499	1	\$33,869.00				
	Subtotal			\$33,869.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Tupelo			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: MS26R077501-12			Federal FY of Grant: 01/2012	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MS 077	Within 24 months from the ACC date	Within 24 months of the last year of accumulation (10/29/2017)		Within 48 months from the ACC date	Within 24 months of the obligation end date (10/29/2019)		PHA will accumulate funds and delay the obligation start date to have ample monies for the construction of units.

Part I: Summary						
PHA Name/Number MS077 Housing Authority of the City of Tupelo			Locality (City/County & State) Tupelo, Lee, MS		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name MS077	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	310,531	306,219	306,219	310,424
C.	Management Improvements		50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment		6,893	6,205	6,205	5,000
E.	<i>Administration</i>		58,300	58,300	58,300	58,300
F.	Other		41,000	46,000	46,000	43,000
G.	Operations		116,600	116,600	116,600	116,600
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		583,324	583,324	583,324	583,324
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		583,324	583,324	583,324	583,324

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name The Housing Authority of the City of Tupelo			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1 2012	Work Statement for Year 2 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2014 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2015 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 2016
MS 077- 001 Canal Street	Annual Statement	\$90,452	\$122,346	\$180,345	\$83,983
MS 077- 002 Park Hill West		\$230,397	\$114,667	\$189,814	\$269,088
MS 077- 003 Park Hill East		\$166,322.50	\$255,401.50	\$163,204.50	\$178,720.50
MS 077- 004 Timber Ridge		\$96,152.50	\$90,909.50	\$49,960.50	\$51,532.50
	Total CFP Funds (Estimated)	583,324	583,324	583,324	583,324

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2015 PHA FY: 2015			Activities for Year: <u>5</u> FFY Grant: 2016 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 077- 001 Canal Street			MS 077- 001 Canal Street		
	Operations 06	\$18,656		Operations 06	\$18,656
	Management Imp 08	\$8,000		Management Imp 08	\$8,000
	Administration 10	\$9,328		Administration 10	\$9,328
	Audit 11	\$640		Audit 11	\$640
	A/E, Mod Coord 30	\$6,813		A/E, Mod Coord 30	\$4,988
	Site improvements 50	\$5,000		Site improvements 50	\$12,602
	Interior renovation Floors-Electrical-Walls-Doors Kitchens-Bathrooms renovate 60	\$90,358		Interior renovation Floors-Electrical-Walls-Doors Kitchens-Bathrooms renovate 60	\$10,769
	Water heaters 60	\$5,000		Water heaters 60	\$5,000
	Exterior - paint/clean Doors-Windows-Siding 60	\$12,000		Exterior - paint/clean Doors-Windows-Siding 60	\$3,000
	Fire prevention/safety 60	\$5,000		Fire prevention/safety 60	\$1,000
	Roofing 60	\$4,000			
	Appliances 65.1	\$10,000		Appliances 65.1	\$8,000
	Non-dwelling_Stru 70	\$5,000		Non-dwelling_Stru 70	\$1,000
	Non-dwelling_Equip 75	\$550		Non-dwelling_Equip 75	\$1,000
Total CFP Estimated Cost		\$180,345			\$83,983

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2015 PHA FY: 2015			Activities for Year: <u>5</u> FFY Grant: 2016 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 077- 002			MS 077- 002		
Park Hill West			Park Hill West		
	Operations 06	\$32,648		Operations 06	\$32,648
	Management Imp 08	\$14,000		Management Imp 08	\$14,000
	Administration 10	\$16,324		Administration 10	\$16,324
	Audit 11	\$1,120		Audit 11	\$1,120
	A/E, Mod Coord 30	\$8,729		A/E, Mod Coord 30	\$16,554
	Site improvements 50	\$5,000		Site improvements 50	\$5,000
	Interior renovation 60			Interior renovation 60	
	Floors-Electrical-Walls-Doors	\$86,993		Floors-Electrical-Walls-Doors	\$145,442
	Kitchens-Bathrooms renovate			Kitchens-Bathrooms renovate	
	Water heaters 60	\$5,000		Water heaters 60	\$10,000
	Exterior - paint/clean 60	\$7,000		Exterior - paint/clean 60	\$12,000
	Doors-Windows-Siding			Doors-Windows-Siding	
	Fire prevention/safety 60	\$2,000		Fire prevention/safety 60	\$2,000
	Appliances 65.1	\$10,000		Appliances 65.1	\$13,000
	Non-dwelling_St 70	\$500		Non-dwelling_St 70	\$500
	Non-dwelling_Eq 75	\$500		Non-dwelling_Eq 75	\$500
Total CFP Estimated Cost		\$189,814			\$269,088

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2013 PHA FY: 2013			Activities for Year: <u>3</u> FFY Grant: 2014 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MS 077- 003 Park Hill East			MS 077- 003 Park Hill East		
Annual		Operations 06	\$53,636		Operations 06	\$53,636
		Management Imp 08	\$23,000		Management Imp 08	\$23,000
Statement		Administration 10	\$26,818		Administration 10	\$26,818
		Audit 11	\$1,840		Audit 11	\$1,840
		A/E, Mod Coord 30	\$14,340.50		A/E, Mod Coord 30	\$25,165.50
		Site improvements 50	\$10,000		Site improvements 50	\$13,187
		Interior renovation Floors-Electrical-Walls Kitchens-Bathrooms - renovate 60	\$16,345		Interior renovation Floors-Electrical-Walls Kitchens-Bathrooms - renovate 60	\$102,600
		Water heaters 60	\$2,000		Water heaters 60	\$1,000
		Exterior - paint/clean Windows- Siding 60	\$3,000		Exterior - paint/clean Windows- Siding 60	\$3,000
		Fire prevention/safety 60	\$4,000		Fire prevention/safety 60	\$2,000
		Appliances 65.1	\$9,000		Appliances 65.1	\$2,000
		Non-dwelling_Struc 70	\$1,343		Non-dwelling_Struc 70	\$1,000
		Non-dwelling_Equ 75	\$1,000		Non-dwelling_Equ 75	\$155
Total CFP Estimated Cost			\$166,322.50			\$255,401.50

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2015 PHA FY: 2015			Activities for Year: <u>5</u> FFY Grant: 2016 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 077- 003			MS 077- 003		
Park Hill East			Park Hill East		
	Operations 06	\$53,636		Operations 06	\$53,636
	Management Imp 08	\$23,000		Management Imp 08	\$23,000
	Administration 10	\$26,818		Administration 10	\$26,818
	Audit 11	\$1,840		Audit 11	\$1,840
	A/E, Mod Coord 30	\$14,340.50		A/E, Mod Coord 30	\$14,340.50
	Site improvements 50	\$8,759		Site improvements 50	\$5,000
	Interior renovation 60 Floors-Electrical-Walls-Doors Kitchens-Bathrooms renovate	\$15,468		Interior renovation 60 Floors-Electrical-Walls-Doors Kitchens-Bathrooms renovate	\$19,345
	Water heaters 60	\$5,000		Water heaters 60	\$4,000
	Exterior - paint/clean 60 Doors-Windows-Siding	\$3,000		Exterior - paint/clean 60 Doors-Windows-Siding	\$3,000
	Fire prevention/safety 60	\$1,000		Fire prevention/safety 60	\$1,000
	Appliances 65.1	\$9,343		Appliances 65.1	\$25,741
	Non-dwelling_Stru 70	\$500		Non-dwelling_Stru 70	\$500
	Non-dwelling_Equip 75	\$500		Non-dwelling_Equip 75	\$500
Total CFP Estimated Cost		\$163,204.50			\$178,720.50

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2015 PHA FY: 2015			Activities for Year: <u>5</u> FFY Grant: 2016 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS 077- 004 Timber Ridge			MS 077- 004 Timber Ridge		
	Operations 06	\$11,660		Operations 06	\$11,660
	Management Imp 08	\$5,000		Management Imp 08	\$5,000
	Administration 10	\$5,830		Administration 10	\$5,830
	Audit 11	\$400		Audit 11	\$400
	A/E, Mod Coord 30	\$3,117.50		A/E, Mod Coord 30	\$3,117.50
	Site improvements 50	\$16,821		Site improvements 50	\$18,393
	Exterior - paint/clean- Siding 60	\$6,132		Exterior - paint/clean- Siding 60	\$6,132
	Non-dwelling_Stru 70	\$500		Non-dwelling_Stru 70	\$500
	Non-dwelling_Equip 75	\$500		Non-dwelling_Equip 75	\$500
Total CFP Estimated Cost		\$49,960.50			\$51,532.50

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Canal Street Security	\$8,000	Canal Street Security	\$8,000
Annual	Park Hill Village West Security	\$14,000	Park Hill Village West Security	\$14,000
Statement	Park Hill Village East Security	\$23,000	Park Hill Village East Security	\$23,000
	Timber Ridge Security	\$5,000	Timber Ridge Security	\$5,000
	Subtotal of Estimated Cost	\$50,000	Subtotal of Estimated Cost	\$50,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
	Work Statement for Year 2015 FFY 2015		Work Statement for Year: 2016 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Canal Street Security	\$8,000	Canal Street Security	\$8,000
	Park Hill Village West Security	\$14,000	Park Hill Village West Security	\$14,000
	Park Hill Village East Security	\$23,000	Park Hill Village East Security	\$23,000
	Timber Ridge Security	\$5,000	Timber Ridge Security	\$5,000
	Subtotal of Estimated Cost	\$50,000	Subtotal of Estimated Cost	\$50,000

ATTACHMENT M

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	61		
Extremely low income <=30% AMI	47	77	
Very low income (>30% but <=50% AMI)	9	15	
Low income (>50% but <80% AMI)	5	8	
Families with children	27	44	
Elderly families	7	11	
Families with Disabilities	7	11	
Race/ethnicity #1	13	21	
Race/ethnicity #2	48	79	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	32	52	
2 BR	19	31	
3 BR	8	13	
4 BR	0	0	
5 BR	2	2	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

ATTACHMENT N

Strategies for addressing affordable housing needs

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

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

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

Strategy 2: Increase the number of affordable housing units by:

- A. Pursue housing resources other than public housing.

Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- A. Adopt rent policies to support and encourage work

Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- A. Adopt rent policies to support and encourage work

The Elderly

Strategy 1: Target available assistance to the elderly:

- A. Seek designation of public housing for the elderly.

Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- A. Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- A. Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- A. Counsel residents as to location of units outside of areas of poverty or minority concentration and assist them to locate assisted units such as section 8.

(2) Reasons for Selecting Strategies

- A. Funding constraints
- B. Staffing constraints

ATTACHMENT O

A. Progress in meeting Mission & Goals

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

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

B. Significant amendment and Substantial Deviation

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

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

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

Attachment P

Tupelo Housing Authority (THA)

Violence Against Women Act (VAWA) Policy

Adopted Date: 2/7/2007

Effective Date: 2/7/2007

I. Purpose and Applicability

The purpose of this Policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth THA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by THA of all federally subsidized public housing. Notwithstanding its title, this Policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by THA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between THA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by THA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by THA.

III. Other THA Policies and Procedures

This Policy shall be referenced in and attached to THA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of THA's Admissions and Continued Occupancy Policy. THA's annual public housing agency plan shall also contain information concerning THA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of THA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

B. *Dating Violence* – means violence committed by a person—

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

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

C. *Stalking* – means –

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

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

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

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

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

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance*. THA will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

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

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by THA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of THA to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, THA may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of THA to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or THA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, THA as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the resident or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by THA. Leases used for all public housing operated by THA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, THA to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the

applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., THA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by THA.

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

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

2. *Other documentation* - by providing to THA documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to THA a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by THA, to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of THA, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

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

confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding as permitted in VAWA, or
3. otherwise required by applicable law.

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

IX. Court Orders/Family Break-up

A. *Court orders.* It is THA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by THA. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other THA policies regarding family break-up are contained in THA's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

X. Relationships with Service Providers

It is the policy of THA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If THA staff become aware that an individual assisted by THA is a victim of domestic violence, dating violence or stalking, THA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring THA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. THA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which THA has referral or other cooperative relationships.

XI. Notification

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

XII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. Amendment

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