



8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The Consolidated Plan for the State of Oklahoma for 2012 in draft form is the most recent applicable Consolidated Plan. For the state as a whole it contains voluminous amounts of information related to the requested information above, however for the City of Tecumseh the information is quite limited. The State Consolidated Plan provides information related to the county as opposed to the City of Tecumseh. For Pottawatomie county, the average single family sale price in Tecumseh is \$48,789 and average rent per square foot is \$0.47. The average vacancy rate in Tecumseh is 3%. There has been moderate speculative and custom development in Shawnee, more limited in Tecumseh. There has been moderate tax credit development in Shawnee, limited in Tecumseh.</p> <p>The Housing Authority has 13 on the family waiting list (three and four bedroom) and 36 on the elderly waitlist (one and two bedroom). On the elderly waitlist 30 households are white, 2 are American Indian or Alaska Native and 4 are Hispanic. On the family waitlist, 10 households are white, 1 is American Indian or Alaskan Native, 1 is Black or African American and 1 is Hispanic. The Section 8 waiting list has been closed for some time. On October 17, 2011 it was reopened at that time there were 15 families on the waitlist. Of that number there were 14 white families, and 1 Black or African American family on the waiting list.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>

**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"

(a) Progress has been made meeting goals and objectives including the Board adopting a new Admission and Continued Occupancy Policy as well as a new Personnel Policy. A significant portion of Capital Fund was used for operational needs that included preparing for the long and short range needs of the maintenance department. However there were several work items that were completed during the year including 2 duplexes having their foundation problems repaired, a sewer line replacement, 2 units getting flooring replaced, and maintenance purchasing several pieces of equipment. The Authority continues to ensure equal opportunity by providing reasonable accommodations. In 2011, 6 residents in public housing received these accommodations. A RAB meeting was held on November 18, 2010. Scheduling of a RAB Meeting for 2011 will occur in October with the meeting occurring in October, November or December, 2011.

- (b) A substantial deviation from the 5-year Plan:  
Goals: Additions or deletions of goals  
Significant amendment or modification to the Annual Plan:  
Programs: Adding new programs not included in the Housing Agency Plan; or  
Any change with regard to demolition or disposition, designations of housing, homeownership programs or conversion activities.  
Capital Budget: Additions on non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) that exceed \$25,000.00 per item or a change in the use of replacement reserve funds that exceed \$25,000.00 per use.  
Policies: Changes to rent or admission policies or organization of the waiting list.

(An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since Such changes are not considered significant amendments by HUD.)

Resident Advisory Board Meeting  
Tecumseh Housing Authority  
11-10-2011  
1:30 p.m.

Four Residents present  
Staff present: Julia Lee, Lynn Pharaoh

Julia Lee called the meeting to order at 1:30 p.m. She distributed copies of the PHA 5-year and Annual Plan. There were extras that residents present took with them to share with those that were unable to attend. Ms. Lee explained that there were very few changes to the document. She said that the goals and objectives were the same as last year, but that section 9.0 (Housing Needs) was updated using current demographic data from the State Department of Commerce. She stated that Section 10.0 was also updated to reflect the progress on items that were accomplished in the past year.

Ms. Lee moved to page one of the 2010 Performance Report. She said the total grant amount was 77,915 and that the 40,000 went into operations. The improvements included things like flooring, sewer line repair, sidewalk replacement in front of office, etc. She moved to the 2011 Performance Report. She noted that to date the HA hasn't spent any of the 2011 money. She said it won't be spent until the 2010 money is expended. She said she is within about \$300 of finishing up the 2010 money. She referred residents to page 3 of the 2011 for the break out. She said approximately \$30,000 was spent for roofs (6-8 units). In discussion of the roof replacement, a resident present brought up the issue of snow blowing into vents on her roof and causing roof leaks. The resident suggested a cheap fix of duct taping the vents. Ms. Lee noted that proper venting is required. She asked whether the item had been reported as a work order and said that if not, it needs to be a work order. Ms. Lee said that the issue will be addressed with Mr. Thomason. Residents noted that both 911 and 1004 Myrtle have the same leakage issue.

Ms. Lee moved to page one of the 2012 report. She noted that the HA had HUD REAC inspection that identified nearly \$50,000 of sidewalk repair work to be done. She said that the 2012 CF included 2000 sq. ft. of concrete replacement plus approximately \$17,000 for roof replacements. She said there are also fencing needs. She explained line items and fungibility and why the HA has items listed and how the money can be moved between items if need arises. Residents present asked if the roofing replacement was for elderly only units or family units or what. Ms. Lee responded that at this point the elderly units are the priority due to the fact that the family units have already been re-roofed and have updated windows and HVAC units. She said this work was done when SHA first began management of THA. Ms. Lee summarized the priority of work items as #1 Roofs #2 Sidewalks and #3 Windows. Residents present said that they disagreed with this and stated that for them the replacement of windows should take precedence. Ms. Pharaoh explained that the prioritization is based in large part on the health and safety needs of the residents and that it is certainly a difficult call. She said resident input is always an important factor in decision making, but that ultimately the health and safety of all residents at the THA must be taken into consideration.

Resident present asked Ms. Lee about the concrete replacement and why concrete was replaced and not just buffed. Ms. Lee answered that HA management looked at overall cost and long term benefits and determined that the replacement was the best option. Resident noted that 911 Myrtle has a "sinking patio" where the edge is not sharp, just a slope. Ms. Lee responded that if the HA hasn't already looked at this, they will. She explained that sidewalk replacement has been a struggle with balancing the financial aspects with the needs. Another resident noted that for many residents windows and HVAC is also still a big issue. She said all HVAC units have not been replaced. Ms. Lee thanked residents for their feedback and said that we really rely on it. The HA tries to prepare as best as it can, but really needs to hear the first hand information from the residents.

Final issue to be brought up pertained to a water leak and the resident said she wasn't sure who she should talk to about it. She said it is a water meter leak, but is causes slick and wet roads/sidewalks on HA property. She said it is between 1010 and 1012 Myrtle. She said there is a leak at the meter base and that the City truck drives by every once in a while and looks at it and just drives away without doing anything about it. She asked if Mr. Thomason could contact the City of Tecumseh to see what can be done about this. HA staff said the issue would be noted and discussed with Mr. Thomason.

Ms. Lee also explained that the ACOP is currently out for comment. She said that the changes that have been made are available for resident review and we have them here today if anyone wants to go over them. She said most of the changes that have been made are to language and to bring the HA in line with regulatory or legal changes. She briefly explained VAWA, EIV, etc. Residents present expressed they were mostly concerned about whether or not these changes would result in rent increases for them personally. Most of the discussion centered around EIV and Ms. Pharaoh explained how the system is designed to make sure that the HA has current and up to date income about all sources of a residents income.

Ms. Lee concluded the meeting by noting the upcoming date for the Public Hearing on the Agency Plan (28<sup>th</sup>) and said that the plan will be approved at the December Board meeting. There were no further questions and the meeting was adjourned at 2:25 p.m.

10.0

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(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)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(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.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul>
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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 office 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](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.

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Housing Authority of the City of Tecumseh OK		Capital Fund Program Grant No: OK56PI4850110		FFY of Grant Approval: 2010	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Original		Revised	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 2) <sup>3</sup>	20,000.00	40,953.81	40,124.00	40,124.00
3	1408 Management Improvements	8,041.00	7,791.00	7,791.00	0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	862.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00	16,962.00	2,400.00	2,400.00
10	1460 Dwelling Structures	42,200.00	12,208.19	12,208.19	12,208.19
11	1465.1 Dwelling Equipment—Nonexpendable	800.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	1,012.00	0.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

Part I: Summary		FFY of Grant: 2010	
PHIA Name: Housing Authority of the City of Tucumseh, OK	Grant Type and Number Capital Fund Program Grant No: OK56P14850110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	77,915.00	62,523.19
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Housing Authority of the City of Tecumseh, OK		Grant Type and Number Capital Fund Program Grant No: OK56P14850110 CFPP (Yes/ No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK148-000001	Operations	1406		20,000.00	40,953.81	40,124.00	40,124.00	
	Subtotal	1406		20,000.00	40,953.81	40,124.00	40,124.00	
OK148-000001	Administrative consulting and management	1408		7,791.00	7,791.00	7,791.00	0.00	
OK148-000001	Computer software upgrades	1408		250.00	0.00	0.00	0.00	
	Subtotal	1408		8,041.00	7,791.00	7,791.00	0.00	
OK148-000001	A&E	1430		862.00	0.00	0.00	0.00	
OK148-000001	Sewer line repair/replacement	1450	1	0.00	2,400.00	2,400.00	2,400.00	Fung 2010 5-yr
OK148-000001	Sidewalk and porch repair/replacement	1450	2427 sq ft	0.00	14,562.00	0.00	0.00	Fung 2010 5-yr
OK148-000001	Landscaping, tree trimming, and tree removal	1450		2,500.00	0.00	0.00	0.00	
OK148-000001	Repair/replace fencing	1450		2,500.00	0.00	0.00	0.00	
	Subtotal	1450		5,000.00	16,962.00	2,400.00	2,400.00	
OK148-000001	Foundation repair	1460	2 units	5,200.00	8,600.00	8,600.00	8,600.00	
OK148-000001	Replace/Install windows and security screens	1460		0.00	0.00	0.00	0.00	
OK148-000001	Replace storm doors	1460		3,000.00	0.00	0.00	0.00	
OK148-000001	Replace flooring	1460	2 units	4,000.00	3,608.19	3,608.19	3,608.19	
OK148-000001	Replacement of roofs and guttering	1460		30,000.00	0.00	0.00	0.00	Fung 2010 5-yr
	Subtotal	1460		42,200.00	12,208.19	12,208.19	12,208.19	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the City of Tecumseh, OK		Grant Type and Number Capital Fund Program Grant No: OK56P14850111 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00	0.00
3	1408 Management Improvements	6,669.80	0.00
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	124.00	0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	3,000.00	0.00
10	1460 Dwelling Structures	35,404.20	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	700.00	0.00
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	800.00	0.00
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2011	
<b>PHA Name:</b> Housing Authority of the City of Tecumseh	<b>Grant Type and Number</b> Capital Fund Program Grant No: OK56P14850111 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2011</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2011		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b> <b>Expended</b>
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)	66,698.00	0.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: 2011</b>						
PHA Name: Housing Authority of the City of Tecumseh, OK		Grant Type and Number Capital Fund Program Grant No: OK56P14850111 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK148-000001 - A3	Operations	1406		20,000.00		0.00	0.00	ER
	Subtotal	1406		20,000.00		0.00	0.00	
OK148-000001 - A3	Administrative consulting and management	1408		6,669.80		0.00	0.00	ER
	Subtotal	1408		6,669.80		0.00	0.00	
OK148-000001 - A8	A&E	1430		124.00		0.00	0.00	ER
	Subtotal	1430		124.00		0.00	0.00	
OK148-000001 - B3	Landscaping, tree trimming and tree removal	1450		500.00		0.00	0.00	ER
OK148-000001 - C1	Repair/replace fencing	1450		2,500.00		0.00	0.00	ER
	Subtotal	1450		3,000.00		0.00	0.00	
OK148-000001 - C3i	Replace flooring	1460	2 units	2,500.00		0.00	0.00	ER
OK148-000001 - C3i	Replace roof and guttering	1460	6-8 units	32,904.20		0.00	0.00	ER
	Subtotal	1460		35,404.20		0.00	0.00	
OK148-000001 - B3	Replace refrigerator	1465		700.00		0.00	0.00	ER
	Subtotal	1465		700.00		0.00	0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: Housing Authority of the City of Tecumseh, OK		Capital Fund Program Grant No: OK56P14850112		FFY of Grant Approval: 2012	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00			
3	1408 Management Improvements	6,669.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	124.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000.00			
10	1460 Dwelling Structures	20,405.00			
11	1465.1 Dwelling Equipment—Nonexpendable	700.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	800.00			
14	1483 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: Housing Authority of the City of Tecumseh	Grant Type and Number Capital Fund Program Grant No: OK56P14850112 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	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)	66,698.00	
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		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

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

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: 2012</b>						
PHA Name: Housing Authority of the City of Tecumseh, OK		Grant Type and Number Capital Fund Program Grant No: OK-56P14850112 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK148-000001 - A3	Operations	1406		20,000.00				
	Subtotal	1406		20,000.00				
OK148-000001 - A3	Administrative consulting and management	1408		6,669.00				
	Subtotal	1408		6,669.00				
OK148-000001 - A8	A&E	1430		124.00				
	Subtotal	1430		124.00				
OK148-000001 - B3	Landscaping, tree trimming and tree removal	1450		500.00				
OK148-000001 - C1	Repair/replace fencing	1450		2,500.00				
OK148-000001 - C1	Repair replace concrete (including sidewalks, porches, driveways and parking)	1450	2000 sqft	15,000.00				
	Subtotal	1450		18,000.00				
OK148-000001 - C3i	Replace flooring	1460	2 units	2,500.00				
OK148-000001 - C3i	Replace roof and guttering	1460	5-6 units	17,905.00				
	Subtotal	1460		20,405.00				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.









**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

<b>Part I: Summary</b>						
PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2012	Locality (City/County & State)			Revision No:
A.			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	Approved Statement	39,655.00	50,055.00	47,809.00	43,776.00
C.	Management Improvements		6,669.00	6,669.00	6,669.00	6,669.00
D.	PHA-Wide Non-dwelling Structures and Equipment		800.00	4,850.00	7,720.00	15,003.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Other		9,574.00	124.00	2,000.00	0.00
G.	Operations		10,000.00	5,000.00	2,500.00	1,250.00
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		66,698.00	66,698.00	66,698.00	66,698.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		66,698.00	66,698.00	66,698.00	66,698.00



**Part II: Supporting Pages – Physical 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	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
N/A	OK148-000001 1430 – Physical Needs Assessment – A1	1	6,300.00	OK148-000001 – 1430 – A&E – A8	1	124.00		OK148-000001 – 1430 – A&E – A8	1	124.00
N/A	OK148-000001 1430 – Energy Audit	1	3,150.00	OK148-000001 – 1450 – Concrete repair/replacement (including sidewalks, porches, driveways, parking)	655 sq ft	3,929.00		OK148-000001 – 1450 – Concrete repair/replacement (including sidewalks, porches, driveways, parking)		3,929.00
Subtotal	OK148-000001 – 1430 – A&E – A8	1	124.00	OK148-000001 – 1450 – Landscape, tree trimming/removal, tree installation	1	356.00		OK148-000001 – 1450 – Landscape, tree trimming/removal, tree installation	1	356.00
N/A	OK148-000001 – 1450 – Concrete repair/replacement (including sidewalks, porches, driveways, parking)	3400 sq ft	20,413.00	OK148-000001 – 1460 – Replacement of storm doors – C3i	4-6 units, 2-3 duplexes	3,740.00		OK148-000001 – 1460 – Replacement of storm doors – C3i		3,740.00
N/A	OK148-000001 – 1460 – Replacement of flooring	2 units	2,500.00	OK148-000001 – 1460 – Replacement of roofs and guttering – C3i	10-12 units, 5-6 duplexes	40,980.00		OK148-000001 – 1460 – Replacement of roofs and guttering – C3i	1	700.00
N/A	OK148-000001 – 1460 – Replacement of roofs and guttering – C3i	4-6 units, 2-3 duplexes	16,392.00	OK148-000001 – 1465 – Replacement of refrigerators	1	350.00		OK148-000001 – 1465 – Replacement of refrigerators	1	350.00
N/A	OK148-000001 – 1465 – Replacement of ranges	1	300.00	OK148-000001 – 1475 – Maintenance equipment- Large and small sewer machine	2	4,850.00		OK148-000001 – 1465 – Replacement of ranges		300.00
N/A	OK148-000001 – 1475 – Office equipment	1	500.00					OK148-000001 – 1475 – Maintenance equipment- Large and small sewer machine		4,850.00
N/A	OK148-000001 – 1475 – Maintenance equipment	1	500.00							
N/A	Subtotal of Estimated Cost		\$50,029.00	Subtotal of Estimated Cost		\$55,029.00		Subtotal of Estimated Cost		\$55,029.00

**Capital Fund Program—Five-Year Action Plan**

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

Work Statement for Year 1 FFY	Work Statement for Year 2015 FFY 2015			Work Statement for Year 2016 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Appendix	OK148-000001 - 1430 - A&E - A8	1	1,000.00	OK148-000001 - 1450 - Gas line repair/replacement - C1	1	2,500.00
See Appendix	OK148-000001 - 1430 - Legal Advertisement - A3	1	400.00	OK148-000001 - 1450 - Electrical repair/replacement - C1	1	2,500.00
See Appendix	OK148-000001 - 1430 - Environmental Review - A1	1	600.00	OK148-000001 - 1460 - Repair/replace/install windows and screens -	2	4,384.00
See Appendix	OK148-000001 - 1450 - Sewer line repair/replacement - C1	1	2,400.00	OK148-000001 - 1460 - Replacement of roofs and guttering - C3i	4-6 units, 2-3 duplexes	16,392.00
See Appendix	OK148-000001 - 1450 - Repair/Replace fence - C1	1	2,500.00	OK148-000001 - 1460 - Replacement of HVAC - C3i	1	4,300.00
See Appendix	OK148-000001 - 1450 - Water line repair/ replacement - C1	1	2,500.00	OK148-000001 - 1460 - Replacement of Hot water tank	2	1,400.00
See Appendix	OK148-000001 - 1460 - Replacement of roofs and guttering - C3i	6-8 units, 3-4 duplexes	24,588.00	OK148-000001 - 1460 - Replacement of cabinets - C3i	1	2,500.00
See Appendix	OK148-000001 - 1460 - Repair/replacement of siding - C3i	5	1,000.00	OK148-000001 - 1460 - Electrical repair/replacement - C3i	1	2,500.00
See Appendix	OK148-000001 - 1460 - Replacement of Hot water tank	2	1,400.00	OK148-000001 - 1460 -Porch repair/replacement - C1	1	2,500.00
See Appendix	OK148-000001 - 1460 - Replacement of bath tubs - C3i	1	2,500.00	OK148-000001 - 1465 - Replacement of refrigerators - B3	4	2,800.00
See Appendix	OK148-000001 - 1460 - Dryer vent repair/replacement - C3i	2	1,121.00	OK148-000001 - 1465 - Replacement of ranges - B3	4	2,000.00
See Appendix	OK148-000001 - 1460 - Plumbing repair/replacement - C3i	1	2,500.00	OK148-000001 - 1470 - Repair/replacement of office and community room HVAC - C3iii	1	4,300.00
See Appendix	OK148-000001 - 146 - Gas repair/replacement - C1	1	2,500.00	OK148-000001 - 1470 - Install bathroom in Maintenance barn -	1	5,000.00
	Subtotal of Estimated Cost		\$44,709.00	Subtotal of Estimated Cost		\$53,076.00





**Capital Fund Program—Five-Year Action Plan**

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

**Part I: Summary**

PHA Name/Number		Locality (City/County & State)			Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	<input checked="" type="checkbox"/> Original 5-Year Plan	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B. Physical Improvements Subtotal	Actual Statement					
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds						
L. Total Non-CFP Funds						
M. Grand Total	66,698.00					











**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

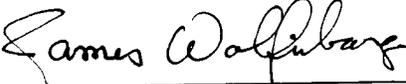
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Tecumseh, OK OK148  
 PHA Name PHA Number/HA Code

     5-Year PHA Plan for Fiscal Years 20     - 20    

  X   Annual PHA Plan for Fiscal Years 20  12   - 20  13  

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official James Wolfinbarger	Title Chairperson
Signature 	Date 12/19/2011

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Tecumseh, OK

Program/Activity Receiving Federal Grant Funding

2012 Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

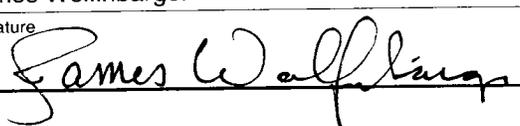
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Tecumseh Housing Authority, 601 Leisure, Tecumseh, Pottawatomie County, Oklahoma 74873

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

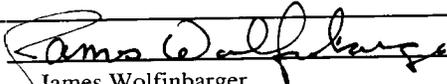
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official James Wolfinbarger	Title Chairperson
Signature X 	Date 12/19/2011

## DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB  
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: N/A	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Housing Authority of the City of Tecumseh, OK 601 Leisure Drive Tecumseh OK 74873  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  N/A	<b>7. Federal Program Name/Description:</b>  N/A  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>  N/A	<b>9. Award Amount, if known:</b>  \$ N/A	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>James Wolfinbarger</u> Title: <u>Chairman</u> Telephone No.: <u>(405)598-3244</u> Date: <u>12/19/2011</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of Tecumseh, OK

Program/Activity Receiving Federal Grant Funding  
2012 Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James Wolfenbarger

Title

Chairperson

Signature

Date (mm/dd/yyyy)



12/19/2011

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

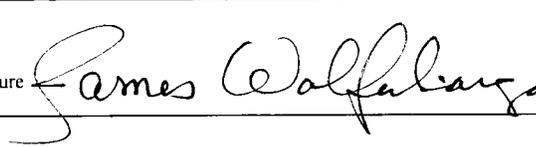
Housing Authority of the City of Tecumseh, OK

OK148

\_\_\_\_\_  
 PHA Name

\_\_\_\_\_  
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	James Wolfinbarger	Title	Chairman
Signature		Date	12/19/2011

HOUSING AUTHORITY OF THE  
CITY OF TECUMSEH, OKLAHOMA

**RESOLUTION NO. 400**

**APPROVAL OF THE 2012 PUBLIC HOUSING ANNUAL AGENCY PLAN FOR THE  
HOUSING AUTHORITY OF THE CITY OF TECUMSEH**

WHEREAS, the Housing Authority of the City of Tecumseh, Oklahoma (hereinafter called the "Housing Authority") has undertaken the development and administration of assisted housing with the financial assistance of the United States Department of Housing and Urban Development (hereinafter called "HUD"), and operates said assisted housing under the regulations established by HUD, and

WHEREAS, HUD has now issued PIH Notice 2008-41 implementing Title VII of the Housing and Recovery Act of 2008, Sections 2701 and 2702 providing qualified public housing agencies an exemption for the requirement to submit an annual Public Housing Agency Plan, and

WHEREAS, the Housing Authority of the City of Tecumseh is a qualified public housing agency, and

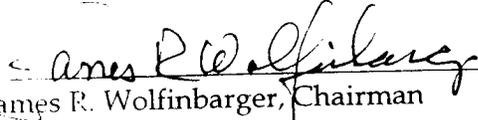
WHEREAS, the Housing Authority believes the Annual Agency Plan is an acceptable statement of goals, objectives and priorities for the 2012 year and is a positive management tool, and

WHEREAS, the Housing Authority believes it still in the best interest of the Authority to submit the plan to HUD for approval, and

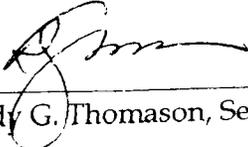
WHEREAS, this Housing Authority has now developed the 2012 Agency Plan and made the Agency Plan available for public viewing and comment in accordance with HUD guidelines,

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Tecumseh, Oklahoma that the attached Public Housing Agency Annual Plan for the year 2012 is hereby approved and should be submitted to HUD,

ADOPTED THIS 19<sup>th</sup> day of December, 2011

  
James R. Wolfinbarger, Chairman

ATTEST:

  
Randy G. Thomason, Sec./Executive Director