

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Mississippi Regional Housing Authority No. VI

PHA Number: MS058

PHA Fiscal Year Beginning:) 10/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2005
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
Our mission is to provide quality service in meeting the housing needs of the public in our region by the effective use of all available resources to secure decent, safe, sanitary, and affordable housing for participants.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
The Housing Authority will attempt to utilize other resources to increase the supply of future housing. An effort will be made to acquire existing housing stock for rehabilitation. Development of public housing units by means of tax credits, bank debt, and PHA funds. Implementation of the PHA H.O.M.E. Program. Our goal is to acquire resources to develop additional housing units.
We will then implement developing, constructing, owning, managing and operating single-family housing projects which qualifies for low-income housing tax credits. These developments will be constructed throughout our nine county jurisdiction.
- Acquire or build units or developments
Apply for future tax credits in our nine county jurisdictions to build viable communities. The Authority will design a plan to build 200

units in economic distressed areas. These units will assist elderly, disabled, and low-income families.

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

The Agency will continue to maintain High Performer status through a continuance of advanced training for all staff and an update of technology based information systems combined to improve management reporting.

Improve voucher management: (SEMAP score)

The Agency has instituted a training system to bring staff and management up to current regulatory standards.

Increase customer satisfaction:

Our goal is to have residents and the community proud of the public housing stock. The agency will build partnerships with local neighborhood watch groups and police to assist the agency in improving the quality of neighborhoods.

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

The agency is in the process of renovating a 40-unit development and will continually make assessments of all properties. Our goal is to have all properties updated by the year 2007.

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

The PHA will use community organizations, faith based organizations, employment centers, housing counseling agencies, social services centers, and other resources for this outreach.

Increase voucher payment standards

The Agency is trying to deconcentrate the assisted units by increasing voucher payments standards in areas outside of currently assisted neighborhoods. This will be accomplished through outreach and training programs for increased landlord participation.

- Implement voucher homeownership program:
The PHA will continue to execute Section 8 homeownership in accordance with the statute and regulations of the Section 8 homeownership program for residents and the community.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
The Authority will continue to monitor security issues at our developments through education, family activities, and neighborhood watch group participation.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
Through the implementation of HUD's mandatory income exclusions, the agency will actively educate the residents on the benefits of working. Through training of parents, the agency hopes to break the cycle of dependence on public housing subsidies.

- Provide or attract supportive services to improve assistance recipients' employability:
The housing authority will continue to provide educational opportunities for the recipients in developing job skills to increase employability. GED classes are offered annually and the Community Action Agency offers training and summer jobs to school age youth.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
The Housing Authority plans to apply for funding under HUD's Self-Sufficiency programs. Annually, the goal is to apply for funding and increase the Family Self-Sufficiency graduation rate and move participants to homeownership.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
The Housing Authority will implement fair housing training for all employees and staff. We hope to continually update training and inform the applicants, tenants, and landlords through posting of flyers and attendance at resident meetings.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2004**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Mississippi Regional Housing Authority No. VI has undergone dramatic changes over the past two years. The Agency has had four Executive Directors and has suffered in staff training, technology improvements, and a demoralized staff. The current administration is seeking to reverse these problems. The agency has had substantial revamping of the Section 8, Finance, and Procurement Departments. We are currently renovating a complete Public Housing development, which has never been done at our agency. Some of the major initiatives we are undertaking include networking with neighborhood watch groups, local law enforcement officials, local charitable organizations, and local developers. With these partnerships, we hope to improve the living conditions of our recipients and the neighborhoods in which they live. We also are going to initiate increased voucher payment standards to help move the recipients from high crime areas to more stable neighborhoods in regards to crime and school systems.

The agency has recently hired a Developer to accomplish our goal of expanding the supply of assisted housing.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (ms058a04)
- Capital Fund Program Annual Statement (ms058b04)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Project-Based Voucher Policy(ms058c04)
- Statement of Progress (ms058d04)
- Section 8 Homeownership Capacity Statement (ms058e04)
- Voluntary Conversions Required Initial Assessments (ms058f04)

Optional Attachments:

- PHA Management Organizational Chart
- Public Housing Drug Elimination Program (PHDEP) Plan
- Capital Fund Program 5-Year Action Plan (Attachment G)
- FY 2002 Capital Fund Program Performance & Evaluation Report (Attachment H)
- FY 2001 Capital Fund Program Performance & Evaluation Report (Attachment I)
- FY 2000 Capital Fund Program Final Performance & Evaluation Report (Attachment J)
- Comments of Resident Advisory Board or Boards (Attachment K)

- Other (List below, providing each attachment name)
 Family Self-Sufficiency Community Service Reinstated (Attachment L)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

Mississippi's Population Projections 1995-2025

The State Population Rankings Summary from the U.S. Census Bureau compiles an in depth analysis of the future population of the State. By 2000, the State is expected to increase to approximately 2.8 million people. Mississippi is expected to gain 27,000 people through international migration between 1995-2025, placing it the 42nd largest State among net international migration gains.

The number and proportion of Mississippi's population that is age 18 and over is expected to increase from 1.9 million (71.8%) in 1995 to 2 million (72.8%) in 2000. This population is expected to increase to 2.4 million in 2025. Following the national trend, the State will have a decrease in the number of youth (under 20 years old) in its population. The percentage of the population classified as youth is scheduled to decrease from 31.5% in 1995 to 26.1% in 2025.

Forty-six percent of the total renter households in Mississippi are in the very-low income category, which accounts for 114,751 actual households. The *Elderly* (defined as 62 years and older) *One and Two Member Households* account for 28,395 households which is 25% of the very-low income households in the State. Under the *Elderly One and Two Member Households*, 5% (16,559) have housing problems. *Large Related* (5 or more persons) *Households* account for 16% (18,357 households) out of the total very-low income rental households. *Large Related* has a high rate of housing problems with 86% (15,777 households) having housing problems. *Small Related* (2-4 persons) *Households* are the largest category of very-low income households accounting for 39% (44,611 households) of the very-low income rental households in the State.

This category also has the largest number of households with housing problems with 31,319 households (70%) having problems. The category *Other Households* accounts for 23,388 (20%) of very-low income rental households. Very-low income households with housing problems that are renters number 80,702 households, which is a significant number considering the fact that housing starts in Mississippi in 1992 numbered 8,700.

As shown on **CHAS Table 1 C**, the *Elderly One and Two Member Households*, *Other Low Income Renters* number 5,705, of which 41% have any housing problems compared to 28,395 *Elderly One and Two Member Households*, *Very-Low Income Renters*, of which 64% have any housing problems. Numerically, the most significant need category under *Other*

Low Income Renters is Small Related (2 to 4 persons) Households which is 22,245 with 36% having housing problems. The category of *Large Related (5 or more persons)* has the highest percentage; households with problems with 61%; however, the total households in this category only number 6,990. Based on this data, the *Elderly* category and the *Small Related* category continue to have the greatest percentage of problems. All *Other Households* in the *Other Low-Income* category (37% with any housing problem) do not exhibit the significant needs as the *Very-Low Income* category (72% with any housing problem).

The growth counties in our jurisdiction are Madison and Rankin and Madison and Rankin Counties have grown in direct proportion to the population decline in Hinds County.

The jurisdiction of the MRHA VI includes the counties of Hinds, Madison, Yazoo, Holmes, Warren, Claiborne, Copiah, Simpson, and Rankin. This jurisdiction has a range of a very low per capita housing need as found in Rankin County to a very high per capita housing need in Claiborne and Holmes Counties. The need for affordable and decent housing in this jurisdiction totals approximately 8,500 individuals and families as taken from the waiting lists for both our Public Housing and Section 8 housing. Within this nine-county jurisdiction, approximately 11,470 individual and families pay more than 50% of their income for rent. Compared to the other seventy-three (73) counties in Mississippi, these nine (9) counties constitute 23.30% of the individuals and families in the State who are in this horrendous affordability problem.

The PHA Waiting List also reveals approximately 68% of the total individual and families have incomes at or below thirty percent (30%) of the counties' median income. The waiting list also reveals that approximately 15 % of the total are either elderly individuals or families, or they are disabled individuals and families. In addition, the waiting list identifies approximately 93 % of the individuals and families as being black with the balance being white. This review of the waiting list did not indicate any significant information concerning ethnicity that would reflect on housing needs outside of the racial breakdown.

In attempting to meet the housing needs of individuals and families in our jurisdiction, the following issues are addressed:

- Affordability**

The tremendous need identified above in the number of individuals and families paying half their income for housing calls for this Authority to pursue whenever possible this availability of Section 8 funds. By expanding the supply of Section 8 funds and monitoring the effect of the payment standards, the Authority will be able to reduce the rent burden. This Authority understands that the payment standards of the Section 8 Program must be monitored and adjusted at least annually so as to minimize to the extent

possible, the percentage paid by the Section 8 participant. However, in adjusting payment standards, a balance must be struck between affordability and outlay of budget authority per individual and family. The Authority will pursue the fairest course in achieving the highest numbers of families assisted with Section 8 funds at the best affordable cost to the individual and family. The Public Housing residents continue to pay based on a minimum Total Tenant Payment (TTP) of \$25 or 30% of adjusted income. Rent ceilings in place for all 136 units will allow families to strive for improvements in their incomes at the same time maintaining very affordable rental payments.

2. SUPPLY

Traditionally, Mississippi's housing for low income individuals and families are either substandard or non-existent. In the jurisdiction of MRHA No. VI, we have significant examples of both. In the Jackson Metropolitan area there are hundreds of substandard units. There has been piecemeal rehabilitation especially in the city of Jackson but the effort is usually limited and not part of any overall plan. Outside the Metro area the supply of affordable, decent housing is either quite limited or non-existent.

For several years the supply of affordable housing has depended on low income housing tax credits. In the Metro area several newly constructed developments has provided hundreds of affordable housing units especially enjoyed by Section 8 housing vouchers. Region 6 will continue to coordinate with the opening of new developments through tax credits so that Section 8 participants have an even greater choice.

The non-metro area has not seen any significant growth in tax credit units primarily because market conditions discourage such developments. In an attempt to improve the market condition MRHA No. VI will coordinate activities to show potential development of the supply of Section 8 Housing Vouchers in the non-Metro area.

Because of a lack of affordable housing these new developments will attract Section 8 and also retain thus reducing vacancy loss.

3. QUALITY

The quality of housing units in the jurisdiction of the MRHA No. VI actually goes hand and hand with our discussion of supply.

The housing units produced by tax credits are generally of good quality. MRHA No. VI will work to improve the quality of housing produced through rehabilitation. Coordinated briefings of potential rehabilitation develops will help produce units wanted by the Section 8 Program.

The MRHA No. VI will also increase flexibility in the rent reasonableness test so that optimum rents are approved to stimulate quality renovations yet remaining reasonable.

4. ACCESSIBILITY

This area of housing continues to be a major gap in the housing needs of the MRHA No. VI. Apparently, the greatest obstacle to improving the supply is the cost of the additional features to provide accessibility. The greater cost outlays means a longer period to recover the loss, which has generally scared development.

The need in the metro area with its concentration of medical facilities has been well established. The MRHA No. VI will continue a very flexible and liberal attitude toward encouraging this development by approving high rents to justify the cost but also keeping the units affordable by adjusting the payment standards.

MRHA No. VI will also continue to monitor any additional Section 8 funds, which would specifically target accessibility needs.

5. SIZE OF UNITS

Traditionally, the need for housing in the MRHA No. VI's jurisdiction has been dominated by the two and three bedroom sizes. Our waiting lists typically reveal a true bell-shaped curve in regards to bedroom size demand. The two and three bedroom demands is the greatest part of the demand curve with one bedroom and four+ bedroom demands tapering off significantly on both sides of the demand curve.

The supply of two and three bedrooms have gone hand and hand with both rehabilitation efforts and tax credit developments. However, the four+ need seems to be the hardest niche to fill. Region VI has seen that four+ bedroom families seem to remain longer in units than other bedroom sizes. This is do to a lack of quality four+ bedroom units. This is due to a lack of quality four+ bedroom units. The MRHA No. VI will continue a flexible attitude in conducting the rent reasonableness test to encourage development especially of four+ bedroom units. Region VI has seen a number of smaller units converted through rehabilitation to make a four+ bedroom unit. By coordinating activities Region VI assists developers in creating quality units within reasonable rental rates.

6. LOCATION

In the business world, the three components for a successful business are location, location, and location. In the housing sector, location can make or

break a unit or a development. Unfortunately the greatest need for affordable housing is in areas where the location has a crime problem or even just a perception of crime.

Region VI continues to encourage development of affordable housing throughout its jurisdiction.

De-concentration of affordable housing is a goal of Region VI. The greater the spread of affordable housing in our jurisdiction improves significantly the housing market for Section 8 families. Among other benefits it improves the perception, usually negative, of affordable housing.

Region VI will continue a flexible approach to the rent reasonableness test so that more and more units over a greater market area will be available for Section 8. In areas where crime causes a less than optimum use of otherwise quality units, Region VI will cooperate with housing developers and law enforcement to the greatest extent possible to either resolve or minimize the crime problem.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	28,663	5	4	3	2	2	3
Income >30%	17,092	5	4	3	2	2	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
but <=50% of AMI							
Income >50% but <80% of AMI	18,610	5	4	3	2	2	3
Elderly	32,490	5	4	3	2	2	4
Families with Disabilities	6557	4	3	2	3	2	4
Race/Ethnicity (W)	93,584	5	4	3	2	2	3
Race/Ethnicity (B)	153,297	5	4	3	2	2	3
Race/Ethnicity (O)	3,918	5	4	3	2	2	3
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	7,451		
Extremely low income <=30% AMI	6,055	81%	
Very low income (>30% but <=50% AMI)	1,280	17%	
Low income (>50% but <80% AMI)	116	2%	
Families with children	5,651	76%	
Elderly families	589	8%	
Families with Disabilities	1,000	13%	
Race/ethnicity(W)	585	8%	
Race/ethnicity(B)	6,843	92%	
Race/ethnicity(O)	13	>1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR	183	100%	
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? _____

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes Natural disaster victims and residents losing their homes due to Government action.

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

The agency will hire a developer to secure financing, design plans, and build housing for low-income families. The agency will maximize new unit development to address the needs of affordability and supply housing for our jurisdiction. Also, the housing authority will use increased payment standards to move assisted recipients to areas of our jurisdiction where there are no assisted families at present. The Housing Authority will enter into agreements with neighborhood watch groups and local law enforcement to improve the living environment of recipients.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public

housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	248,087	
b) Public Housing Capital Fund (CFP 2002)	233,753	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	22,888,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	88,500	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2002	292,622	P/H Capital Improvements
3. Public Housing Dwelling Rental Income	180,000	P/H Operations
Interest Income	-0-	Section 8 Supportive Services
Retained Rental Income	12,492	PH Tenant Svc
3. Other income (list below)		
4.		
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	23,943,454	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
Based on leasing needs, usually as vacancies become available.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
Through mail

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
Public Housing and Section 8

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One Typically only one unit is offered due to time between vacancies
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Handicapped/Disabled and Elderly

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority,

and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Handicapped/Disabled, Transitional Housing families

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
State wide Vacated Tenant Listing (VTS) and National Credit Check
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Former landlord's name and address

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing

- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)

Predetermined sites in each county of our jurisdiction

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions are granted due to the time necessary to locate a unit and current market conditions.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Transitional Housing
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly, disabled as defined by Social Security Administration (in addition to mobility impairment), and those who have completed Transitional Housing Programs.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Government Action)
 - Victims of domestic violence
- 5 Substandard housing
- 5 Homelessness
 - High rent burden
- 2 Involuntary Displacement due to disaster

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 4 Disabled (as defined by Social Security Administration (in addition to mobility impairment)
- 5 Elderly (Age 62 and over)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Referrals from other agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50 – Effective November 1, 2003

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments
 For certain parts of developments; e.g., the high-rise portion
 For certain size units; e.g., larger bedroom sizes
 Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
 Fair market rents (FMR)
 95th percentile rents
 75 percent of operating costs
 100 percent of operating costs for general occupancy (family) developments
 Operating costs plus debt service
 The "rental value" of the unit
 Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 500
 Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)
- Market conditions in Fair Market Rent areas

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

EXEMPT

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

EXEMPT

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (ms058a04)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (ms058b04)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)	

<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

See Attachment (ms058_____)

- a. How many of the PHA's developments are subject to the developments are subject to the Required Initial Assessments? **5**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **None**
- c. How many Assessments were conducted for the PHA's covered developments? **5**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

- 1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program

(42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No:- Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a

streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

The purpose of the program is to offer qualifying families the option of homeownership through the Section 8 Homeownership Option Program. The mission of this program is to provide homeownership possibilities through a system grounded upon self-sufficiency, training, counseling, and support. As a result, the program will empower people as new homeowners, foster community pride, and create economic growth while minimizing mortgage defaults.

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

At admission to the Voucher Program, the family is eligible for assistance, the family satisfies any minimum income requirements, the family satisfies the employment requirements, the family has not defaulted on any other mortgage securing debt to purchase a home within the preceding five years.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency EXEMPT

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estim ated	Allocation Method	Access (development office /	Eligibility (public housing or

	Size	(waiting list/random selection/specific criteria/other)	PHA main office / other provider name)	section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents EXEMPT

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan? EXEMPT
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Jackson and the State of Mississippi

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Resident self-sufficiency programs, modernization of housing units, security and employment opportunities through Capital and Drug Funds.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **MS26P058-501-03** FFY of Grant Approval: (2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	30,000.00
3	1408 Management Improvements	15,000
4	1410 Administration	20,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	15,950
8	1440 Site Acquisition	
9	1450 Site Improvement	50,703
10	1460 Dwelling Structures	92,100
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	10,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	75,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	233,753
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide	Operations	1406	30,000
“	MANAGEMENT IMPROVEMENTS:	1408	15,000
“	Computer Equipment Computer Software	1410	20,000
“	Administration	1430	15,950
“	Fees and Costs	1450	50,703
“	SITE IMPROVEMENTS (All Sites):	1460	18,000
006	Replace Refrigerators	“	16,000
008	Replace Water Heaters and Pans	“	8,000
011	Replace Water Heaters and Pans	“	4,100
015	Replace Water Heaters and Pans	“	21,000
016	Replace Refrigerator and Stoves	“	4,000
016	Replace Water Heaters and Pans	“	<u>21,000</u>
	Replace Refrigerator and Stoves		92,100
	SUB TOTAL 1460		
	NON-DWELLING EQUIPMENT	1470	10,000
PHA Wide	GRAND TOTALS		
			233,753

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA WIDE	August 2005	August 2007
58-006 PAYTON GARDEN	August 2005	August 2007
58-006 SAM ESTESS	August 2005	August 2007
58-011 RIDGEWOOD ESTATES	August 2005	August 2007
58-015 CHARLEY PATTON	August 2005	August 2007
58-016 SUGARHILL / HERMANVILLE	August 2005	August 2007

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
HA-WIDE				
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Attachment A
MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VI

DECONCENTRATION DETERMINATIONS

This information should be used each year to determine the concentration of families' income in the housing authority units, buildings and site locations. The simplest method to determine deconcentration is to use the Mississippi Regional Housing Authority No. VI site-maps and plot the family's income in the appropriate spaces. Color coding for extremely low, very low and low incomes will help visually determine the levels of concentration of incomes within the complexes.

Because a family's income could be determined from this map, this information will remain confidential and will not be made available to the public.

Attachment A

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VI

DECONCENTRATION POLICY

In an ongoing effort for the MRHA No. VI to meet or exceed the laws and regulations regarding public housing, a comprehensive Deconcentration Policy has been developed in order to comply with the Housing Quality and Work Responsibility Act of 1998 Section 513, as it applies to the MRHA No. VI.

INCOME MIX TARGETING:

This housing authority must ensure that within a given fiscal year, not less than forty percent (40%) of the public housing dwelling units shall be occupied by families whose incomes at the time of commencement of occupancy does not exceed thirty percent (30%) of the area median income.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES:

This housing authority may not concentrate very low-income families, or those with relatively low incomes, in public housing units in certain projects or certain buildings within projects. There must, however, remain at least forty percent (40%) of the families who are at or below thirty percent (30%) of the median area income. The MRHA No. VI must review the income and occupancy characteristics of the housing projects and the buildings of each project to ensure that a low-income concentration does not occur.

DECONCENTRATION:

It shall be the sole and exclusive right of the MRHA No. VI to move families from one dwelling unit to another as necessary or as vacancies warrant to avoid a concentration of a particular income level of families into any one building or complex. MRHA No. VI will make reasonable efforts to maintain a consistent dwelling unit for every family and will direct moves to remain in compliance with this deconcentration policy only if there is no other reasonable alternative as determined by the MRHA No. VI.

This policy becomes effective immediately upon adoption by the Board of Commissioners of the Mississippi Regional Housing Authority No. VI.

Adopted by the Board of commissioners of the Mississippi Regional Housing Authority No. VI

on

September 22, 1999 by Resolution Number 99-86

Attachment A

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VI

INCOME TARGETING/DECONCENTRATION

In compliance with House Resolution 4194 section 513, the MRHA No. VI has established an Income Targeting Policy for guidance as part of its continued occupancy and tenant selection procedures as well as its dwelling lease.

Not less than 40% of the public housing dwelling units of the MRHA No. VI made available for occupancy in any fiscal year by eligible families shall be occupied by persons and families, whose family incomes at the time of commencement of occupancy do not exceed 30% of the area median income as determined by the Secretary, with adjustments, for family size.

The MRHA No. VI will annually examine the income levels of families in each MRHA No. VI operated unit to avoid concentration of higher income families in any one given building or complex.

The MRHA No. VI may offer incentives for eligible families having higher incomes to occupy dwelling units in housing predominantly occupied by eligible families having lower incomes, and provide occupancy of eligible families having lower incomes in communities predominantly occupied by eligible families having higher incomes. Any incentive made available will allow the eligible family the sole discretion in determining whether to accept the incentive and the MRHA No. VI will not take any adverse action toward any eligible family declining an incentive and occupancy of a dwelling unit. Skipping any family on the waiting list to offer an incentive to another family shall not be considered an adverse action against the family that remains on the waiting list.

Adopted by the Board of Commissioners of the Mississippi Regional Housing Authority No. VI

on

September 22, 1999 by Resolution Number 99-86

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Mississippi Regional Housing Authority No. VI	Grant Type and Number Capital Fund Program Grant No: MS26P058-501-03 Replacement Housing Factor Grant No: _____	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Performance & Evaluation Report for Period Ending: _____ 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	30,000.00	-		
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	15,000.00	-		
4	1410 Administration	20,000.00	-		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,950.00	-		
8	1440 Site Acquisition				
9	1450 Site Improvement	50,703.00			
10	1460 Dwelling Structures	92,100.00	-		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00	-		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	233,753.00	-	-	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Mississippi Regional Housing Authority No. VI		Grant Type and Number Capital Fund Program Grant No: MS26P058-501-03 Replacement Housing Factor Grant No: _____				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Total Actual Cost		Status of Proposed Work
				Original	Revised		Original	Revised	
PHA Wide	Operations	1406		30,000.00					
	Total 1406			30,000.00			-	-	
	Management Improvements	1408							
PHA Wide	Computer System Upgrade	1408		15,000.00					
	Total 1408			15,000.00	-		-	-	
PHA Wide	Administration	1410		20,000.00					
	Total 1410			20,000.00			-	-	
PHA Wide	Fees and Costs	1430		15,950.00					
	Total 1430			15,950.00			-	-	
PHA Wide	Site Improvement (All sites)	1450		50,703.00					
	Total 1450			50,703.00					
58-006	Replace Refrigerators	1460		18,000.00					
	Subtotal 58-006 1460			18,000.00	-		-	-	
58-008	Replace water heaters and pans	1460		16,000.00	-				
	Subtotal 58-008 1460			16,000.00	-		-	-	
58-011	Replace water heaters and pans	1460		8,000.00	-				
	Subtotal 58-011 1460			8,000.00	-		-	-	
58-015	Replace water heaters and pans	1460		4,100.00	-				
	Replace refrigerators and stoves	1460		21,000.00	-		-	-	
	Subtotal 58-015 1460			25,100.00					
58-016	Replace water heaters and pans	1460		4,000.00					
	Replace refrigerators and stoves	1460		21,000.00					
	Subtotal 58-016 1460			25,000.00					
	Total 1460			92,100.00	-		-	-	
	Non-Dwelling Equipment	1470							
PHA WIDE		1470		10,000.00	-				
	Subtotal 1470			10,000.00	-		-	-	
	GRAND TOTAL			233,753.00					

ATTACHMENT D

Mississippi Regional Housing Authority No. VI Statement of Progress in Meeting 5 Year Mission and Goals For the Year Ended September 30, 2003

The Mississippi Regional Housing Authority No. VI (MRHA VI) has its mission "to provide quality service ... by the effective use of all available resources..." The current administration of the MRHA VI has worked hard to accomplish this by providing training and job development to all employees and have implemented new processes and procedures within the Section 8 Department to provide flexibility to the clientele. We have purchased approximately 20 computers for the processing and inspection staff to provide faster response times to questions from the recipients/applicants and more efficient use of employee time.

GOAL: Increase the availability of decent, safe, and affordable housing.

The MRHA VI is continuing its goal to increasing the availability of decent, safe, and affordable housing through the use of tax credits. We are currently in the process of hiring a Developer to make applications for the Agency for various funding programs. The MRHA VI has increased the total leased units from the base of 3668 units to 3936 units during the past year. We have made application for additional 75 Mainstream Vouchers and 219 Fair Share Allocation Vouchers, in addition to increase funding through the budgeting process involving increase per unit costs. Funding from these could increase lease-up well over 4500 units in the coming years.

GOAL: Improve the quality of assisted housing.

The current administration of the MRHA VI has worked hard to accomplish this by providing training and job development to all employees. We have instituted new procedures within the Section 8 Department to provide flexibility to the clientele. We have purchased approximately 20 computers for the processing and inspection staff to provide faster response times to questions from the recipient and more efficient use of employee time.

The MRHA VI has recently advertised for the renovation of the Payton Gardens development in Pearl and will be relocating the tenants for an anticipated contract award date during November.

Goal: Improve community quality of life and economic vitality

We have begun to study ways to deconcentrate poverty in the City of Jackson. Some of the methods being studied are to increase the Voucher Payment Standard by census tracts. This Information is not currently available in our computer system.

GOAL: Promote self-sufficiency and asset development.

The MRHA VI is beginning to branch out into the areas of social service partnerships. We will be initiating partnerships with the local law enforcement, City of Jackson, City of Vicksburg, local housing programs, neighborhood watch groups, and the local Community Action Agency. These partnerships will provide a basis for the agency to design and implement action plans that will assist families in obtaining self-sufficiency and asset development.

ATTACHMENT E

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Mississippi Regional Housing Authority No. VI (MRHA VI) has established a minimum homeowner downpayment requirement of three percent (3%) and requiring at least one percent (1%) from the family's resources.

ATTACHMENT F

PUBLIC HOUSING CONVERSION CERTIFICATION

The agency certifies that we have reviewed the operation of the following developments:

Payton Garden Apartments
Sam Estess Estates
Ridgewood Estates
Sugarhill/Hermanville Estates
Charley Patton Estates

We have considered the implications of converting public housing into tenant based assistance and concluded that:

- (1) it would be more expensive to operate as tenant-based;
- (2) conversion would not benefit the residents of the development;
- (3) would adversely affect the availability of affordable housing in the community.

Therefore, it would be inappropriate for the conversion of our public housing developments.

John K. Murphy
Interim Executive Director

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name _____					
_XXOriginal 5-Year Plan					
Revision No: _____					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: __2003__ PHA FY: 10/03-09/04	Work Statement for Year 3 FFY Grant: __2004__ PHA FY: 10/04-09/05	Work Statement for Year 4 FFY Grant: __2005__ PHA FY: 10/05-09/06	Work Statement for Year 5 FFY Grant: __2006__ PHA FY: 10/06-09/07
	See Annual Statement				
PHA WIDE		90,950.00	116,500.00	63,000.00	89,000.00
58-006		90,000.00	-	10,000.00	30,000.00
58-008		61,650.00	69,000.00	79,000.00	55,000.00
58-011		29,900.00	37,500.00	34,000.00	34,000.00
58-015		22,750.00	37,500.00	56,000.00	40,000.00
58-016		2,750.00	37,500.00	56,000.00	50,000.00
		298,000.00	298,000.00	298,000.00	298,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2006 FFY Grant: 2005 PHA FY: 10/05 - 09/06			Activities for Year : 2007 FFY Grant: 2006 PHA FY: 10/06 - 09/07		
See						
Annual						
Statement						
	PHA Wide					
	Operations		5,000.00	Operations		16,000.00
	Management Improvement		5,000.00	Management Improvement		23,000.00
	Administration		13,000.00	Administration		10,000.00
	Fees & Cost		20,000.00	Fees & Cost		10,000.00
	Non-Dwelling equipment		20,000.00	Non-Dwelling equipment		30,000.00
	58-006			58-006		
	Site Improvement	Landscaping & Fencing	10,000.00	Painting units	20 Units	20,000.00
				Site improvements		10,000.00
	58-008			58-008		
	Site Improvement	Landscaping & Fencing	57,000.00	Painting units	20 Units	20,000.00
	Replace Interior door	96 units	17,000.00	Site improvements		25,000.00
	Dwelling structure		5,000.00	Replace A/C unit	5 Units	10,000.00
	58-011			58-011		
	Site Improvement	Landscaping & Fencing	34,000.00	Painting units	10 Units	10,000.00
				Site improvements		20,000.00
				Replace A/C unit	2 units	4,000.00
	58-015			58-015		
	Site Improvement	Landscaping & Fencing	30,000.00	Painting units	10 Units	10,000.00
	Replace Interior door	140 units	17,000.00	Site improvements		20,000.00
	Replace stove	20 units	9,000.00	Replace water heaters		8,000.00
				Replace A/C unit	1 unit	2,000.00
	58-016			58-016		
	Site Improvement	Landscaping & Fencing	30,000.00	Painting units	10 Units	10,000.00
	Replace Interior door	140 units	17,000.00	Site improvements		20,000.00
	Replace stove	19 units	9,000.00	Replace A/C unit	1 unit	2,000.00
				Community Building	1 addition	18,000.00
	Total		298,000.00	Total		298,000.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Mississippi Regional Housing Authority No. VI	Grant Type and Number Capital Fund Program Grant No: MS26P058-501-02 Replacement Housing Factor Grant No: _____	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance & Evaluation Report for Period Ending: 5/31/03
 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	1,000.00	1,000.00	1,000.00	-
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	1,000.00	1,000.00	-	-
4	1410 Administration	1,000.00	1,000.00	1,000.00	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00	1,000.00	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000.00	10,255.19	-	-
10	1460 Dwelling Structures	178,622.00	236,436.81	236,436.81	1,501.36
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	17,180.00	-	-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000.00	5,000.00	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	75,000.00	19,750.00	19,750.00	8,250.00
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	292,622.00	292,622.00	258,186.81	9,751.36
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Mississippi Regional Housing Authority No. VI		Grant Type and Number Capital Fund Program Grant No: MS26P058-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expensed	
PHA Wide	Operations	1406		1,000.00	1,000.00	-	1,000.00		
	Total 1406			1,000.00	1,000.00	-	1,000.00	-	
	Management Improvements	1408							
PHA Wide	Computer System Upgrade	1408		1,000.00	1,000.00	-	0		
	Total 1408			1,000.00	1,000.00	-	-	-	
PHA Wide	Administration	1410		1,000.00	1,000.00	-	1,000.00		
	Total 1410			1,000.00	1,000.00	-	1,000.00	-	
PHA Wide	Fees and Costs	1430		1,000.00	1,000.00	-	0		Contract Signed 3/31/02 Jones Zandor
	Total 1430			1,000.00	1,000.00	-	-	-	
	Site Improvements	1450							
006	Landscaping	1450	6 Acres	15,000.00	10,255.19	(4,744.81)	0		
	Total 1450			15,000.00	10,255.19	(4,744.81)	-	-	
	Dwelling Structures	1460							
58-006	Renovate all units	1460	40	178,622.00	234,935.45	56,313.45	234,935.45		Contract signed w/Sullivan \$537,580 11/1/02: \$67,113 CFP 2000; 289,026.25 CFP 2001
	Replace Attic Fans	1460	40		-				Subtract Change Order 1 - \$19,600
	Number on Buildings	1460	10		-				Add Change Order 2 - \$424.70
	Replace Electrical Outlets	1460	40 UNITS		-				Add Change Order 3 - \$60,420.00
	Replace Light Fixtures	1460	40 UNITS		-				Add Change Order 4 - \$12,250.00
	Repair Soffitts	1460	11 BUILDINGS		-				
	Install Central Heat/Air	1460	40 UNITS		-				
	Replace Water Heater	1460	40 UNITS		-				
	Replace Siding	1460	11 BUILDINGS		-				
	Repair Ceilings	1460	40 UNITS		-				
	Replace Floor Tile	1460	40 UNITS		-				
	Repair/Replace Kitchen Cabinets	1460	40 UNITS		-				
	Replace Vent-a-hoods	1460	40 UNITS		-				
	Replace Bathroom Fixtures	1460	40 UNITS		-				
	Paint Units	1460	40 Units		-				
	Subtotal 58-006 1460			178,622.00	234,935.45	56,313.45	234,935.45	-	
58-008	Exterior Doors	1460	20 Units		1,501.36	1,501.36	1,501.36	1,501.36	Fungibility from 2001 :Rusco Doors
	Subtotal 58-011 1460			-	1,501.36	1,501.36	1,501.36	1,501.36	
	Total 1460			178,622.00	236,436.81	57,814.81	236,436.81	1,501.36	

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expensed	
	Dwelling Equipment	1465.1							
58-006	Kitchen Equipment	1465.1	60	5,000.00	5,000.00	-			
58-015	Ranges & Refrigerators	1465.1	38	-	6,000.00	6,000.00			
58-016	Ranges & Refrigerators	1465.1	40	-	6,180.00	6,180.00			
	Subtotal 1465.1			5,000.00	17,180.00	12,180.00	-	-	
	Non-Dwelling Equipment	1475							
PHA WIDE	Vehicles	1475	1	15,000.00	5,000.00	(10,000.00)			
	Subtotal 1475			15,000.00	5,000.00	(10,000.00)	-	-	
	Relocation Costs								
58-006	Relocation Costs	1495	40 Families	75,000.00	19,750.00	(55,250.00)	19,750.00	8,250.00	
	Subtotal 1495			75,000.00	19,750.00	(55,250.00)	19,750.00	8,250.00	
	GRAND TOTAL			292,622.00	292,622.00	-	258,186.81	9,751.36	

**Capital Fund Program Five-Year Action Plan
 Part I: Summary**

PHA Name _____					
___ Original 5-Year Plan					
___ Revision No:					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: _____ PHA FY: _____	Work Statement for Year 3 FFY Grant: _____ PHA FY: _____	Work Statement for Year 4 FFY Grant: _____ PHA FY: _____	Work Statement for Year 5 FFY Grant: _____ PHA FY: _____
	See Annual Statement				
Total CFP Funds (Est.)		-	-	-	-
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 10/02 - 10/03			Activities for Year: ____ FFY Grant: _____ PHA FY: 10/03 - 10/04		
See						
Annual						
Statement						
Statement						
	PHA WIDE					
	Operations		9,016.00			
	Management Improvements		30,000.00			
	Paint Interior Units	25	32,500.00			
	Playgrounds	5 sites	9,312.00			
	Landscaping	8 Acres	8,000.00			
	Repair Sidewalks	4500 Sq. ft.	22,500.00			
	Replace Ventahoods	60	3,000.00			
	Vehicle	1	25,000.00			
	Siding	30 units	10,000.00			
	Repair Ceilings	10 units	6,320.00			
	58-006					
	Replace Attic fans	40 units	14,000.00			
	Number on Buildings	10 buildings	2,500.00			
	Replace Elect. Outlet	40 units 10 per unit	10,400.00			
	Replace light fixtures	40 units 12 per unit	9,600.00			
	Repair Soffitts	6 buildings	50,700.00			
	58-008					
	Replace door facing and jambs	20	3,000.00			
	Replace screens	40	6,500.00			
	Refrigerators	40	16,000.00			
	58-011					
	Replace screens	17	3,000.00			
	Refrigerators	17	6,800.00			
	58-015					
	Refrigerators	20	8,000.00			
	58-016					
	Refrigerators	19	7,600.00			
	Total		293,748.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Mississippi Regional Housing Authority No. VI	Grant Type and Number Capital Fund Program Grant No: MS26P058-501-01 Replacement Housing Factor Grant No: _____	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 XX_ Revised Annual Statement (revision no: _2_)
 XX_ Performance & Evaluation Report for Period Ending: _03/31/03
 _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Approved	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00	393.88	393.88	-
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	1,000.00	-	-	-
4	1410 Administration	1,000.00	606.12	606.12	606.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00	8,503.75	8,503.75	-
8	1440 Site Acquisition				
9	1450 Site Improvement	48,000.00	-	-	-
10	1460 Dwelling Structures	244,530.00	289,026.25	289,026.25	-
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures				
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	298,530.00	298,530.00	298,530.00	606.12
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Mississippi Regional Housing Authority No. VI		Grant Type and Number Capital Fund Program Grant No: MS26P058-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expensed	
PHA Wide	Operations	1406		1,000.00	393.88	(606.12)	393.88		
	Total 1406			1,000.00	393.88	(606.12)	393.88	-	
	Management Improvements	1408							
PHA Wide	Computer System Upgrade	1408		1,000.00	-	(1,000.00)			
	Total 1408			1,000.00	-	(1,000.00)	-	-	
PHA Wide	Administration	1410		1,000.00	606.12	(393.88)	606.12	606.12	
	Total 1410			1,000.00	606.12	(393.88)	606.12	606.12	
PHA Wide	Fees and Costs	1430		3,000.00	8,503.75	5,503.75	8,503.75	-	Contract Signed 3/31/02 Jones Zandor \$38,500.00
	Total 1430			3,000.00	8,503.75	5,503.75	8,503.75	-	
	Site Improvements	1450							
006	Landscaping	1450	6 Acres	40,000.00	-	(40,000.00)			
016	Landscaping	1450	2 Acres	-	-	-			
006	Repair Sidewalks	1450	45	5,000.00	-	(5,000.00)			
006	Playground	1450	1	3,000.00	-	(3,000.00)			
016	Playground	1450	1	-	-	-			
	Total 1450			48,000.00	-	(48,000.00)	-	-	
	Dwelling Structures	1460							
58-006	Replace Attic Fans	1460	40	14,000.00	289,026.25	275,026.25	289,026.25		Contract signed 11/1/02 w/ Sullivan for all work items \$518,404.70: 67,113 CFP 2000; Balance in 2002 CFP
	Number on Buildings	1460	10	2,500.00		(2,500.00)			
	Replace Electrical Outlets	1460	40 UNITS	10,400.00		(10,400.00)			
	Replace Light Fixtures	1460	40 UNITS	9,600.00		(9,600.00)			
	Repair Soffitts	1460	11 BUILDINGS	50,700.00		(50,700.00)			
	Install Central Heat/Air	1460	40 UNITS	20,000.00		(20,000.00)			
	Replace Water Heater	1460	40 UNITS	10,000.00		(10,000.00)			
	Replace Siding	1460	11 BUILDINGS	60,000.00		(60,000.00)			
	Repair Ceilings	1460	40 UNITS	5,330.00		(5,330.00)			
	Replace Floor Tile	1460	40 UNITS	15,000.00		(15,000.00)			
	Repair/Replace Kitchen Cabinets	1460	40 UNITS	15,000.00		(15,000.00)			
	Replace Vent-a-hoods	1460	40 UNITS	2,000.00		(2,000.00)			
	Replace Bathroom Fixtures	1460	40 UNITS	5,000.00		(5,000.00)			
	Paint Units	1460	40 Units	25,000.00		(25,000.00)			
	Subtotal 58-006 1460			244,530.00	289,026.25	44,496.25	289,026.25	-	
58-008	Repair Door Jambs and facings	1460	20	-	-	-			
	Siding	1460	20	-	-	-			
	Ceilings	1460	2 Units	-	-	-			
	Replace Screens	1460	40	-	-	-			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expensed	
	Subtotal 58-008 1460			-	-		-	-	
58-011	Replace Screens	1460	17	-	-				
	Paint Interior	1460	10 units	-	-				
	Siding	1460	10 units	-	-				
	Subtotal 58-011 1460			-	-		-	-	
58-015	Paint Interior	1460	10	-	-				
				-	-		-	-	
	Total 1460			244,530.00	289,026.25		289,026.25	-	
	Dwelling Equipment	1465.1							
58-008	Vent-a-hoods	1465.1	60	-	-				
58-008	Refrigerators	1465.1	40	-	-				
58-011	Refrigerators	1465.1	10	-	-				
58-011	Vent-a-hoods	1465.1	10	-	-				
58-015	Refrigerators	1465.1	20	-	-				
58-015	Vent-a-hoods	1465.1	10	-	-				
58-016	Vent-a-hoods	1465.1	10	-	-				
58-016	Refrigerators	1465.1	19	-	-				
	Subtotal 1465.1			-	-		-	-	
	Non-Dwelling Equipment	1475							
PHA WIDE	Vehicles	1475	1	-	-				
	Subtotal 1475			-	-		-	-	
	GRAND TOTAL			298,530.00	298,530.00		298,530.00	606.12	

**Capital Fund Program Five-Year Action Plan
 Part I: Summary**

PHA Name _____					
___ Original 5-Year Plan					
___ Revision No:					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: _____ PHA FY: _____	Work Statement for Year 3 FFY Grant: _____ PHA FY: _____	Work Statement for Year 4 FFY Grant: _____ PHA FY: _____	Work Statement for Year 5 FFY Grant: _____ PHA FY: _____
	See Annual Statement				
Total CFP Funds (Est.)		-	-	-	-
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 10/02 - 10/03			Activities for Year: ____ FFY Grant: _____ PHA FY: 10/03 - 10/04		
See						
Annual						
Statement						
Statement						
	PHA WIDE					
	Operations		9,016.00			
	Management Improvements		30,000.00			
	Paint Interior Units	25	32,500.00			
	Playgrounds	5 sites	9,312.00			
	Landscaping	8 Acres	8,000.00			
	Repair Sidewalks	4500 Sq. ft.	22,500.00			
	Replace Ventahoods	60	3,000.00			
	Vehicle	1	25,000.00			
	Siding	30 units	10,000.00			
	Repair Ceilings	10 units	6,320.00			
	58-006					
	Replace Attic fans	40 units	14,000.00			
	Number on Buildings	10 buildings	2,500.00			
	Replace Elect. Outlet	40 units 10 per unit	10,400.00			
	Replace light fixtures	40 units 12 per unit	9,600.00			
	Repair Soffitts	6 buildings	50,700.00			
	58-008					
	Replace door facing and jambs	20	3,000.00			
	Replace screens	40	6,500.00			
	Refrigerators	40	16,000.00			
	58-011					
	Replace screens	17	3,000.00			
	Refrigerators	17	6,800.00			
	58-015					
	Refrigerators	20	8,000.00			
	58-016					
	Refrigerators	19	7,600.00			
	Total		293,748.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Mississippi Regional Housing Authority No. VI	Grant Type and Number MS26P058-501-00 Comprehensive Improvement Assistance Program (CIAP) Replacement Housing Factor Grant No: _____	Federal FY of Grant: 2000
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___ Original Annual Statement ___ Reserve for Disasters/ Emergencies ___XX Revised Annual Statement (revision no: 2)
 ___XX Performance & Evaluation Report for Period Ending: 03/31/03 ___ 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	73,645.41	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs				
4	1410 Administration	-	14,863.86	14,863.86	14,863.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,500.00	29,996.25	29,996.25	29,996.25
8	1440 Site Acquisition				
9	1450 Site Improvement	2,403.80	1,840.15	1,840.15	1,840.15
10	1460 Dwelling Structures	113,583.99	159,825.38	159,825.38	159,825.38
11	1465.1 Dwelling Equipment—Nonexpendable	37,835.00	36,180.00	36,180.00	36,180.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	27,779.80	33,585.75	33,585.75	33,585.75
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	-	17,456.61	17,456.61	17,456.61
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	293,748.00	293,748.00	293,748.00	293,748.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

CIAP Budget / Progress Report

Part II: Supporting Pages

Comprehensive Improvement Assistance Program (CIAP)

U. S. Department of Housing
and Urban Development

Office of Public and Indian Housing

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
HA - wide	Operations	1406	73,645.41		(73,645.41)	-	-
HA - wide	Management Improvements: - Computer Equipment - Computer Software	1408	-	-	-	-	-
HA - wide	Administration	1410	-	14,863.86	14,863.86	14,863.86	14,863.86
006	Fees and Costs	1430	38,500.00	29,996.25	(8,503.75)	29,996.25	29,996.25
016	Playground Equipment	1450	1,534.00	1,840.15	306.15	1,840.15	1,840.15
006	Playground Equipment	1450	869.80	-	(869.80)	-	-
006	Repair Sidewalks	1450	-	-	-	-	-
016	Landscaping	1450	-	-	-	-	-
006	Landscaping	1450	-	-	-	-	-
	Subtotal 1450		2,403.80	1,840.15	(563.65)	1,840.15	1,840.15
016	Screen Doors	1460	7,143.00	6,693.00	(450.00)	6,693.00	6,693.00
008	Screen Doors	1460	19,499.40	17,499.40	(2,000.00)	17,499.40	17,499.40
006	Exterior Doors	1460	9,641.59	6,851.93	(2,789.66)	6,851.93	6,851.93
HA - wide	Escape Windows	1460	1,300.00	-	(1,300.00)	-	-
006	Soffit on Eaves and Front of Building	1460	-	-	-	-	-
008	Replace Interior Doors	1460	20,375.00	20,375.00	-	20,375.00	20,375.00
015	Replace Interior Doors	1460	-	-	-	-	-
006	Repair cracks in ceilings on all units @ 0.60 sq. ft. x 1,053 ft.	1460	-	-	-	-	-
006	Thresholds	1460	-	3,213.05	3,213.05	3,213.05	3,213.05
006	Renovations to dwelling units	1460	-	67,113.00	67,113.00	67,113.00	67,113.00
HA - wide	Paint - Exterior	1460	10,500.00	2,380.00	(8,120.00)	2,380.00	2,380.00
HA - wide	Paint - Interior (50 units @ \$1,200 per unit)	1460	45,125.00	35,700.00	(9,425.00)	35,700.00	35,700.00
	Subtotal 1460		113,583.99	159,825.38	46,241.39	159,825.38	159,825.38
008	Replace stoves @ 215.00 ech. X 43	1465.1	11,445.00	8,820.00	(2,625.00)	8,820.00	8,820.00
011	Replace stoves @ 215.00 ech. X 20	1465.1	5,450.00	4,200.00	(1,250.00)	4,200.00	4,200.00
006	Replace hot water heaters	1465.1	-	-	-	-	-
008	Refrigerators	1465.1	13,356.00	14,085.55	729.55	14,085.55	14,085.55
011	Refrigerators	1465.1	5,724.00	7,214.45	1,490.45	7,214.45	7,214.45
006	Replace vent hoods (42)	1465.1	1,860.00	1,860.00	-	1,860.00	1,860.00
006	Replace hot water heater overflow pans (40)	1465.1	-	-	-	-	-
	Subtotal 1465.1		37,835.00	36,180.00	(1,655.00)	36,180.00	36,180.00
HA - wide	Nondwelling Structures	1470	-	-	-	-	-
HA - wide	Nondwelling Equipment	1475	27,779.80	33,585.75	5,805.95	33,585.75	33,585.75
006	Relocation Costs	1495	-	17,456.61	17,456.61	17,456.61	17,456.61
	GRAND TOTALS		293,748.00	293,748.00	-	293,748.00	293,748.00

CIAP Budget / Progress Report
Part III: Implementation Schedule
 Comprehensive Improvement Assistance Program (CIAP)

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

Development Number	Architect / Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attached explanation)	Actual	Original	Revised (Attached explanation)	Actual	Original	Revised (Attached explanation)	Actual
HA - wide				March-02		March-02	September-03		March-03
006	March-02		March-02	March-02		March-02	September-03		March-03
008				March-02		March-02	September-03		March-03
011				March-02		March-02	September-03		March-03
015				March-02		March-02	September-03		March-03
016				March-02		March-02	September-03		March-03

ATTACHMENT K

MEMBERSHIP OF RESIDENT ADVISORY COUNCIL

SAM ESTESS ESTATES, MADISON COUNTY

Felicia Dortch

PAYTON GARDEN APARTMENTS, RANKIN COUNTY

Tina McNair

RIDGEWOOD ESTATES, YAZOO COUNTY

Patricia Rucker

CHARLEY PATTON ESTATES, HINDS COUNTY

Gwen German

SUGARHILL/HERMANVILLE ESTATES, CLAIBORNE COUNTY

Madie Epps

SECTION 8

Pamela Mack

Patricia Cox

Virginia Eaton

Wanda Melvin

No comments were received from the Resident Advisory Board.