

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

**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 VIII

PHA Number: MS-040

PHA Fiscal Year Beginning: 01/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1530
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 4939

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				

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 2007 - 2011
[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)

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:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Hurricane Katrina
Waivers - August 29, 2005
 - Improve voucher management: (SEMAP score) Hurricane Katrina
Waivers - August 29, 2005
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
 - Public Housing Finance
 - Voucher Unit Inspections
 - Renovate or modernize public housing units:
 - 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
- Increase voucher payment standards
- Implement voucher homeownership program:
- 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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other:
 - Continue Resident Intervention Program that promotes successful residency
 - Continued Application Screening and strong enforcement of “One Strike Policy” (anti-drug and criminal activity policies)

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:
 - Working Family Local Preference
- Provide or attract supportive services to improve assistance recipients’ employability:
 - TOP Grant
 - Computer Centers
 - Resident Initiatives Program
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- Employment of Service Coordinator for aid to the elderly.
- Other: (list below)

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:
 - 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:
 - Continue Section 504 non-discrimination in programs and activities
 - Effective communication and program accessibility
 - Perform annual assessment survey and self-evaluation

Other PHA Goals and Objectives: (list below)

This Agency's goals and objectives are to increase affordable housing stock within its 14-county jurisdiction.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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. VIII administers approximately 4939 Section 8 vouchers and over 1500 units of Conventional Public Low Income Housing in 14 southern counties of Mississippi. The Chief Executive Officer reports to a 15-member Board of Commissioners.

Region VIII is proud to state that it has achieved High Performer status under HUD's Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) indicators in previous years and has also been given an Excellence in Management Award by the local HUD Office indicating a commitment to family safety, and service to its residents. Region VIII is by far second to none as the leader in the state and Southeast Region by being innovative, creative and operating outside the scope to provide decent, safe and sanitary Public Housing, and Section 8 Housing and creating additional housing opportunities for low-income families. We attribute these accomplishments to strong adherence to the following management practices, as well as an excellent Management Team.

1. Safety and Security for Communities and Fraud and Abuse Detection: Region VIII has an Investigations Department consisting of three (3) full-time, highly trained former police officers who have successfully curtailed drug, gang and criminal activity in all Public Housing sites. Aggressive enforcement of "One-Strike" and Zero "0" Tolerance" has been practiced before "One Strike" was conceived. Region VIII was the first PHA in this state to contract with a Drug Sniffing Dog Agency, which contributes significantly to a drug-free environment in our neighborhoods.
2. Progress: Applicants are denied who meet the "One Strike" criteria. Evictions result of "One Strike" criteria. Increased collections of overpaid Section 8 subsidies due to fraud. Increased Public Housing collections for fraud, unpaid rent and move-out charges. Cases are referred for intervention prior to eviction action. Non-emergency work order turnaround time is 19 days and emergency work orders under 24 hours. Region VIII has demolished or disposed of some of its worst and most costly to maintain Public Housing units. Demolition of these units will reduce density, drug and criminal activity and assure the useful life of the remaining portion of the neighborhood. To date, 100% of Public Housing units have had central air and heat installed and other major renovations. New contracts have been signed to continue other renovations where needed. A new Section 8 satellite office has been completed serving the entire Jackson County area. Region VIII currently has six active contracts with private contractors ranging from tasks of cleaning and preparation of vacant Public Housing units, grounds maintenance to modernization. As a part of the transition to Asset Management, the names public housing and section 8 have been changed to Affordable Housing and Assisted Housing respectively. All reference to public housing or section 8 will be removed from correspondence/signage and other communications with tenants/participants.
3. Strong Policies and Policy enforcement: Policies, rules, regulations, and procedures are constantly reviewed, revised, updated and enforced. Residents, old and new, are constantly instructed on their

responsibilities and are held responsible. Although Region VIII has a high rate of successful evictions for lease violations, we have developed an Intervention Team to work with, educate, instruct, provide social services, or take any reasonable steps necessary to help residents comply, and evict only as a last resort. Also all residents who wish to grieve any adverse action initiated by the Housing Authority, are given that right, as stated in all notices in accordance with the Authority's Grievance Procedure.

4. **Maintaining Decent, Safe and Sanitary Facilities:** Region VIII is cognizant of its responsibility to maintain its dwelling units and facilities and considers the maintenance department essential to any well run Housing Authority. A well-trained and well-equipped maintenance department is the key and as a result this Authority has consistently achieved high PHAS scores in emergency and routine work orders and unit turnaround. In addition, Uniform Physical Condition Standards (UPCS), housekeeping, facilities and systems inspections are conducted routinely throughout the year.
5. **A well planned Capital funding Program (CFP):** The CFP includes plans for the eventual complete modernization of all Conventional Housing units including, central air and heat, new electrical systems, new appliances, floors, walls, bathroom fixtures and tub surrounds, roofs and exterior upgrade. This plan has been in effect at least six (6) years and has already produced many positive results. For example, the newly modernized units are now competitive with the private rental market, they instill a sense of pride among the residents and provide for a more positive environment to raise children. Other management benefits include lower vacancy rates and units easier to maintain.
6. **Maintenance has been centralized into a central maintenance facility located in Gulfport.** Plans have been made to remodel four (4) Public Housing management offices, which serve a major portion of Public Housing residents in Gulfport, Pascagoula and Moss Point.
7. **Conversion of Public Housing:** It is the goal of Region VIII to convert all Public Housing within a period of 8-10 years to open market low income rental units.
8. **Creation of additional affordable housing:** Region VIII has already created additional rental units through mixed financing. These units are available to Section 8 voucher holders or open market renters. In addition, Region VIII will issue bonds for new construction and will review tax credit options to further its commitment to serve the ever-growing need for affordable housing.
9. **Employment Opportunities:** Region VIII will continue to seek out and employ qualified residents. Region VIII will continue to provide on the job training as well as offering technical training courses for maintenance personnel to increase opportunities for advancement in their particular fields.
10. **Service to the Public:** Region VIII has the largest Section 8 program in the state with over 4939 vouchers, serving 14 southernmost Mississippi counties. In order to serve such a large geographical area, three (3) satellite offices have been strategically located for convenience and service to the client.
11. **In an effort to affirmatively further fair housing and equal opportunity for all and anticipated increase in Section 8 vouchers and other mixed financed affordable housing,** Region VIII has relocated its Central Administrative Office and Housing Application Center. The new modernized fully accessible applications center will have easy access to and from the interstate highway system, expanded parking, and will be more energy efficient. We truly feel that this move will be a benefit to the public in the 14 county area we serve.
12. **The Agency will house police officers not otherwise eligible for residence in public housing to support Agency anti-crime initiatives.**

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 (ms040v01d.doc)
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (ms040v01a.doc)
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable (ms040v01e.doc)
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ms040v01c.doc)
- Other (List below, providing each attachment name)

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
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	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
√	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
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	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
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
√	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
√	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
√	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 documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	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
N/A	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
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
√	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
√	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self-Sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
√	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 and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
√	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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)]

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 three of this Agency's fourteen county Jurisdiction by Family Type								
Area	Measures	Categories	Pre-Katrina Households		Katrina Damage Exposure			
			Num	%	Within SIL		Within FIRM	
					Num	%	Num	%
Three County Area	Median Household Income	Total	152,386	100%	75,733	50%	40,137	26%
		<FPL	2,322	2%	1,192	1%	105	0%
		<150% FPL	15,100	10%	10,228	7%	2,867	2%
		<US Median	101,217	66%	49,490	32%	23,145	15%
		>US Median	51,169	34%	26,243	17%	16,992	11%
	Tenure	Owner-Occ.	93,823	62%	43,226	28%	25,230	17%
		Rental	42,288	28%	22,454	15%	9,459	6%
		Vacant	16,275	11%	10,052	7%	5,444	4%
	Housing Vintage	Pre 1980	94,087	62%	51,674	34%	23,911	16%
		Post 1980	58,299	38%	24,059	16%	16,226	11%

Note: (FPL) – Federal Poverty Level, (SIL) – Surge Inundation Limits, (FIRM) – Flood Insurance Rate Map

* **Please note**, as a result of damages realized by Hurricane Katrina on August 29, 2005, we have inserted a copy of a Three-County (Harrison, Hancock, and Jackson) Housing Assessment from the Governor's Report. In addition, please note this is a picture of three of this Agency's 14-County Jurisdiction.

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: 2004 City of Hattiesburg, 2005-2009 City of Biloxi, 2003 City of Pascagoula, 2005 City of Gulfport, 2004 City of Moss Point
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study: State of Mississippi - Governor's Report
Indicate year: December 31, 2005
- 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			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,376		49%
Extremely low income <=30% AMI	1,172	85.17	
Very low income (>30% but <=50% AMI)	129	9.38	
Low income (>50% but <80% AMI)	75	5.45	
Families with children	1,172	85.17	
Elderly families	110	7.99	
Families with Disabilities	94	6.84	
Race/ethnicity	415	30.16	
Race/ethnicity	961	69.84	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	274	36.93	
2 BR	236	31.81	
3 BR	191	25.74	
4 BR	32	4.31	
5 BR	9	1.21	
5+ BR	0	0	

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)? 15

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

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.

(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:
 - Construction or acquisition of designated elderly developments

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:

- Local Working Family Preference that includes families with disabilities

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:
 - Forbid discrimination against families based on race and ethnicity in all housing policies and practices

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 2005 grants)		
a) Public Housing Operating Fund	2,790,420	
b) Public Housing Capital Fund	3,330,868	
c) HOPE VI Revitalization	None	
d) HOPE VI Demolition	None	
e) Annual Contributions for Section 8 Tenant-Based Assistance	25,282,668	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	0
i) HOME	0	0
Other Federal Grants (list below)	42,844	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	1,432,880	Admin. & Ops - PH
4. Other income (list below)		
Interest Earned	5,000	Admin. & Ops - PH
Resident Charges for Repairs	425,840	Admin. & Ops - PH
4. Non-federal sources (list below)		
Section 8	675,000	Property Acquisition
Interest	20,250	Property Acquisition
Conventional Housing	1,425,000	
Total resources	35,405,520	

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: (2)
- When families are within a certain time of being offered a unit: (5 days)
- Other: At the time of initial application.

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: Rent and financial obligations history. History of disturbances.

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: Via mail or request by phone (Pre-application only)

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?
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
 - 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?
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit mod work)
 - Resident choice: (e.g., "Convenience, to work, ill family, and ill friends)
 - 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):
 - Victims of natural disaster

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.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 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
- Other preference(s):
 - Victims of natural disaster
 - Police Officers (Police officers who are not otherwise income eligible for residence in public housing to reside in a public housing unit. Up to three-(3) ph units per development may be occupied by police officers under terms and conditions to be determined by the Agency)

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: Property Managers, Service Coordinators, Resident Initiatives Coordinators, Bulletin Boards, Newsletter

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other:
- Adoption of flat rents, working family preference, and income disallowance
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- 40-03 (40-3A, Mary Brame Hyde Homes & 40-3B, Glenwild Homes)
 - 40-06 (Ted B. Hinson Homes)
 - 40-15 (Charles Warner Homes)
 - 40-27 (Henry C. Patterson Homes)
 - 40-38 (Frank Lee Homes)
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- 40-02 (40-2A, Frank H. Lewis Homes & 40-2B, Haywood Brooks Homes)
 - 40-13 (40-13A, Washington Heights & 40-13B, Roosevelt Apartments)
 - 40-16 (40-16-A, C.E. Jones Apartments & 40-16B, W.G. Cole Apts.)
 - 40-24 (Juan De Cuevas Homes)
 - 40-34 (Guice Place)

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)
- 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)

(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:
- Port City District Office, 4324 Peters St., Moss Point, MS 39563
 - HUB City District Office, 4692 US Hwy. 49 S, Hattiesburg, MS 39401

(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:

- Depending on the availability of rental units in the appropriate bedroom size.

(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
- 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):
- Victims of natural disaster

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.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 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 your 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):

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 and/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)

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

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:
- Police officers who are not otherwise income eligible for residence in public housing to reside in a public housing unit.
 - Up to three-(3) ph units per development may be occupied by police officers under terms and conditions to be determined by the Agency.
- 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)_____
- Other: At Annual Re examination

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)
 - Hurricane Katrina Waivers

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)
 - Hurricane Katrina Waivers

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)

(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)

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	1191	12%
Section 8 Vouchers	3562	8%
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	0	0

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)
 - Property Managers conduct monthly inspections on each unit
 - Each property is under service contract for eradication of pest
- (2) Section 8 Management: (list below)

- Each unit under contract is inspected

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.

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)
- Port City District Office, 4324 Peters St., Moss Point, MS 39563
 - HUB City District Office, 4692 US Hwy. 49 S, Hattiesburg, MS 39401

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 (state name)

-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 (state name)

-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: Mary Brame Hyde Homes 1b. Development (project) number: 40-3A
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2006-2007
5. Number of units affected: 18
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2007 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	Glenwild Homes
1b. Development (project) number:	40-3B
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	2006-2007
5. Number of units affected:	12
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2007 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	W.M. Ladnier Homes
1b. Development (project) number:	40-4A
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	2006-2007
5. Number of units affected:	82
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	Laurence C. Jones Homes
1b. Development (project) number:	40-4B
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: 2006
5. Number of units affected: 86
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description
1a. Development name: Charles Warner Homes
1b. Development (project) number: 40-15
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 08/22/2006
5. Number of units affected: 152
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description
1a. Development name: Laurence C. Jones Addition
1b. Development (project) number: 40-18
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2006
5. Number of units affected: 80
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	Juan De Cuevas Homes
1b. Development (project) number:	40-24
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	02/21/2006
5. Number of units affected:	50
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	Willow Creek
1b. Development (project) number:	40-29
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	2006
5. Number of units affected:	96
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description	
1a. Development name:	Camelot Homes / Lewis Place
1b. Development (project) number:	40-33
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: 02/21/2006
5. Number of units affected: 27
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2006

Demolition/Disposition Activity Description
1a. Development name: Baywood Apartments
1b. Development (project) number: 40-35
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 02/21/2006
5. Number of units affected: 72
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description
1a. Development name: Village Apartments
1b. Development (project) number: 40-36
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 02/21/2006
5. Number of units affected: 68
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description
1a. Development name: Frank Lee Homes 1b. Development (project) number: 40-38
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 02/21/2006
5. Number of units affected: 20
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

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: Willow Creek

1b. Development (project) number: 40-29
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 checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (06/01/07)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Baywood Apartments
1b. Development (project) number: 40-35
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 checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (06/01/07)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 72
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Village Apartments
1b. Development (project) number: 40-36
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 checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/01/07)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 68 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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"/> HOPE 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:

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:

- First time homebuyer or cooperative member
- Minimum income requirement
- Working family requirement (Except for disabled families with supplemental income)
- Homeownership counseling

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

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? 07/27/98

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)
 - HIT Program (Homeowners in Training Program)

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)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
GED	8	Voluntary	Development Office	PH
Life Skills Training	9	Voluntary	Development Office	PH
Financial Management Class	10	Voluntary	Development Office	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 01/10/06)
Public Housing	0	0
Section 8	25	30

- 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

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)

- 40-15 (Charles Warner Homes)
- 40-4B (Laurence C. Jones Homes)
- 40-18 (Laurence C. Jones Addition)

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)

- 40-6A (Ted B. Hinson Homes)
- 40-30 (Belle Ville Apartments)

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)

- 40-6A (Ted B. Hinson Homes)

- 40-30 (Belle Ville Apartments)
- 40-15 (Charles Warner Homes)
- 40-4B (Laurence C. Jones Homes)
- 40-18 (Laurence C. Jones Addition)
- 40-2B (Haywood Brooks Homes)
- 40-35 (Baywood Apartments)
- 40-36 (Village Apartments)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2007 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 2005 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)]

RULES GOVERNING THE KEEPING OF COMMON HOUSEHOLD PETS AND SERVICE ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

- 1. ONLY COMMON HOUSEHOLD PETS ALLOWED :**
For example, allowed household pets would include dogs, cats, common household birds and fish. Pets not considered common household pets and which would not be allowed are ducks, chickens, reptiles, insects, goats and livestock and dangerous breeds of dogs & cats. The above list is just a few examples. The Housing Authority reserves the right to make a determination if a certain pet would be allowed or disallowed, including animals classified as dangerous.
- 2. LIMITS ON THE NUMBER OF PETS ALLOWED EACH APARTMENT :**
Every apartment would only be allowed one dog or one cat. For other approved pets, the Housing Authority reserves the right to establish a reasonable limit on the number of pets on a case by case basis. For example, if a resident desired to keep two canaries, this would be reasonable, but if a resident desired to keep twenty canaries, this would be unreasonable and would not be allowed.
- 3. WEIGHT LIMIT ON DOGS :**
No dogs will be allowed which weigh in excess of fifteen (15) pounds. This limitation does not apply to service animals rendering assistance for the disabled, such as a Seeing Eye dog.
- 4. RESTRICTION ON ALLOWING PETS IN COMMON AREAS :**
No pets will be allowed in the office, laundry room, the covered patio area or recreation rooms, except for service animals rendering assistance for the disabled.
- 5. REQUIRED LEASH RESTRAINTS FOR DOGS, CATS AND SERVICE ANIMALS :**

Dogs and cats are required to be appropriately and effectively restrained and under control, at all times, of a responsible individual while on the Housing Authority common areas. NO animal will be allowed to run loose on H/A premises. Loose animals will be collected by proper authorities and owners will be subject to lease cancellations. There are no areas on Housing Authority premises designated for pet exercise and/or the deposit of pet waste, but it is REQUIRED that the pet owner remove and properly dispose of all removable pet waste.

6. **EVIDENCE OF REQUIRED RABIES INOCULATION FOR DOGS AN CATS AND SERVICE ANIMALS :**

Every resident must provide the Housing Authority with written certification from the Health Department or a Licensed Veterinarian that the pet or service animal has received the annual rabies inoculation.

7. **EXTRA PET SECURITY DEPOSIT FOR DOGS AND CATS AND SERVICE ANIMALS:**

Every resident keeping a dog or cat will be required to pay an extra pet security deposit of \$300.00. An initial \$50.00 payment will be required at the time of approval of the dog or cat and the balance must be paid in monthly installments of not less than \$50.00. Exception to this rule for service animals rendering assistance for the disabled.

8. **REMOVAL OF PETS CREATING A NUISANCE OR THREAT TO HEALTH OR SAFETY :**

The Housing Authority has the right to require the immediate removal of any pet creating a nuisance or threat to the health or safety of other Residents or any other persons in the community, or any pet that is causing damage to the apartment. This includes failure of the owner or responsible person to remove and properly dispose of all removable pet waste. The resident or leaseholder is also bound by regulations in the Dwelling Lease pertaining to nuisance and disturbances to other residents caused by pets.

9. **STANDARDS OF REQUIRED PET CARE AND SERVICE ANIMAL CARE :**

All pets and service animals must be kept clean and sanitary as to prevent any odor, ticks, fleas, or any other animal diseases. If the Housing Authority determines that any pet or service animal is not receiving this required care, the Housing Authority will require the immediate removal of the pet or service animal. All pets and service animals must be given the proper care and may not be left in an apartment unattended for longer than 24 hours. If management discovers a pet/service animal that has been left for a period longer than 24 hours, the management will take the necessary steps to insure the safety of the pet or service animal and property at the resident's expense.

Indoor pets such as birds and fish must be kept at all times, in proper enclosures, cages, or aquariums. For pets kept outdoors, the leaseholder will be required to provide proper shelter for the animal. Shelter will mean and include a lockable fence or approved enclosure at least 10'X10' and at least 5' high; a concrete slab at least 10'X10' and at lease 2" thick. A proper dog house or approved shelter for the animal to escape from the elements; and proper food and water containers. The Housing Authority must be presented plans for approval, **before** construction. If approved and constructed, the leaseholder is responsible for the cleanliness, proper disposal of waste and overall wellbeing of the animal. Failure to maintain enclosure, area and

animal, in a decent, clean, sanitary and humane condition will result in lease cancellation. NO pet will be allowed to be chained to trees, clotheslines or outdoors without said approved enclosure.

In anticipation of an inspection or maintenance work, the leaseholder must make sure that all animals are properly restrained or caged as to prevent attacks or accidental release.

10. PET LIABILITY :

The owner of the pet or service animal will be liable for any injury or damage caused by their pet to any other resident, individual or property.

11. RESPONSIBLE PERSON DESIGNATION :

Every pet or service animal owner will be required to furnish the Housing Authority with the name, address, and telephone number of a person willing to accept responsibility for boarding of the pet or service animal in emergency situations.

12. FOR SERVICE ANIMALS, RESIDENTS MUST PROVE THAT HE/SHE IS DISABLED.

Example: Letter from doctor or social security documentation.

13. RESIDENT MUST PROVE HIS/HER SPECIAL NEED FOR THE SERVICE ANIMAL.

Example: Letter from a doctor.

14. REQUEST FOR PETS OR SERVICE ANIMALS WILL NOT BE GRANTED IF:

- a) It would result in an undue financial and/or administration burden on the PHA.
- b) If the pet or service animal would cause a threat to the health and safety of other residents, employees or buildings.
- c) If the pet or service animal would cause a change in the PHA's routine maintenance and/or maintenance procedures.

15. VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR THE REMOVAL OF THE PET OR SERVICE ANIMAL AND/OR TERMINATION OF THE PET OR SERVICE ANIMAL OWNER'S TENANCY.

NOTHING IN THIS POLICY LIMITS OR IMPAIRS THE RIGHTS OF PERSONS WITH DISABILITIES.

Signature Date

Witness Date

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? _____
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?
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) RAB Board Recommendations
 - 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: State of Mississippi – Governor’s Report
Hattiesburg, Gulfport, Biloxi, Pascagoula, Moss Point

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)
 - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Supports funding for improved sidewalks, streets and drainage, supports funding for youth activities (e.g., after-school programs and playground equipment), supports demolition/disposal of non-viable units, and supports availability of Section 8 voucher program.

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 III

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	463,406			
3	1408 Management Improvements	350,000			
4	1410 Administration	231,703			
5	1411 Audit	1000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	200,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	885,923			
11	1465.1 Dwelling Equipment—Non-expendable	50,000			
12	1470 Non-dwelling Structures	40,000			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	25,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	20,000			

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and 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
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,317,032			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Operations	1406	1	463,406				
HA/Wide	Staff Development	1408	0	20,000				
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	20,000				
HA/Wide	Resident Advisory Board	1408	4	10,000				
HA/Wide	Resident Int. Cord. N. Salary	1408.3	1	33,102				
HA/Wide	Resident Int. Cord. S. Salary	1408.3	1	24,304				
HA/Wide	Data Entry Clerk W/O System Salary	1408.5	1	32,500				
HA/Wide	HQS Inspector Salary	1408.4	1	36,708				
HA/Wide	HQS Inspector Salary	1408.4	1	36,708				
HA/Wide	Investigator S. Salary	1408.1	1	41,004				
HA/Wide	Investigator N. Salary s 60% Add 40% pd by Section 8 Program	1408.1	1	0				
HA/Wide	CGP Work Inspection Salary	1408.6	1	0				
HA/Wide	Employee Benefits	1408	8	63,576				
HA/Wide	Admin. Expenses (Supplies @.0003% of Grant)	1410	1	6,300				
HA/Wide	Clerk of Works Salary	1410.1	1	53,271				
HA/Wide	CGP Data Processor Salary @40%	1410.1	1	14,523				
HA/Wide	Regional CGP Cord. Salary @ 40%	1410.1	1	35,704				
HA/Wide	CEO Salary @ 30%	1410.1	1	44,876				
HA/Wide	Accounting Salary @ 25%	1410.1	1	14,138				
HA/Wide	Benefits for 1410 Salaries	1410.9	1	62,708				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	CGP Audit	1411	1	1000				
HA/Wide	A & E for CGP	1430	1	200,000				
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	50,000				
HA/Wide	Relocation Cost	1495.1		25,000				
HA/Wide	Contingency	1502	1	25,923				
40-16 Jones/Cole	Metal Roofing	1460	50	100,000				
HA/Wide	Painting Contract	1460		100,000				
HA/Wide	Landscaping	1450	1	50,000				
40-26 Pecan Circle	Metal Roofing	1460	72	720,000				
	Debt Service	1501	0	0				
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-02 Lewis/Brooks	Interior Painting	1460		0				
40-02 Lewis/Brooks	504 Upgrades	1460		0				
40-02 Lewis/ Brooks	Infrastructure Repairs	1450		0				
40-02 Lewis/Brooks	Hurricane Repairs	1460		0				
40-02 Lewis/Brooks	Landscaping	1450		0				
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-03 Hyde/Glen	Interior Painting	1460		0				
40-03 Hyde/Glen	504 Upgrades	1460		0				
40-03 Hyde/Glen	Infrastructure repairs	1450		0				
40-03 Hyde/Glen	Hurricane repairs	1460		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-03 Hyde/Glen	Landscaping	1450		0				
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-04 Lad/Jones	Interior Painting	1460		0				
40-04 Lad/Jones	504 Upgrades	1460		0				
40-04 Lad/Jones	Infrastructure repairs	1450		0				
40-04 Lad/Jones	Hurricane repairs	1460		0				
40-04 Lad/Jones	Landscaping	1450		0				
40-06 Hinson Homes	Landscaping	1450		0				
40-06 Hinson Homes	Interior Painting	1460		0				
40-06 Hinson Homes	Asbestos Abatement	1460		0				
40-06 Hinson Homes	Hurricane repairs	1460		0				
40-06 Hinson Homes	Infrastructure repairs	1450		0				
40-06 Hinson Homes	504 Upgrades	1460		0				
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0				
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-10 Hill/Northside	Interior Painting	1460		0				
40-10 Hill/Northside	504 Upgrades	1460		0				
40-10 Hill/Northside	Infrastructure repairs	1450		0				
40-10 Hill/Northside	Hurricane repairs	1460		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-10 Hill/Northside	Landscaping	1450		0				
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-12 Brooks Add	Interior Painting	1460		0				
40-12 Brooks Add	504 Upgrades	1460		0				
40-12 Brooks Add	Infrastructure repairs	1450		0				
40-12 Brooks Add	Hurricane repairs	1460		0				
40-12 Brooks Add	Landscaping	1450		0				
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-13 Wash/Roos Hts	Interior Painting	1460		0				
40-13 Wash/Roos Hts	Landscaping	1450		0				
40-13 Wash/Roos Hts	Infrastructure repairs	1450		0				
40-13 Wash/Roos Hts	Hurricane repairs	1460		0				
40-13 Wash/Roos	504 upgrades	1460		0				
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-15 Warner Homes	Interior Painting	1460		0				
40-15 Warner Homes	504 upgrades	1460		0				
40-15 Warner Homes	Infrastructure repairs	1450		0				
40-15 Warner Homes	Hurricane repairs	1460		0				
40-15 Warner Homes	Landscaping	1450		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-16 Jones/Cole	Interior Painting	1460		0				
40-16 Jones/Cole	504 upgrades	1460		0				
40-16 Jones/Cole	Infrastructure repairs	1450		0				
40-16 Jones/Cole	Hurricane repairs	1460		0				
40-16 Jones/Cole	Landscaping	1450		0				
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-18 Jones Add	Interior Painting	1460		0				
40-18 Jones Add	504 upgrades	1460		0				
40-18 Jones Add	Infrastructure repairs	1450		0				
40-18 Jones Add	Hurricane repairs	1460		0				
40-18 Jones Add	Landscaping	1450		0				
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-20 Bayou Cass	Interior Painting	1460		0				
40-20 Bayou Cass	504 upgrades	1460		0				
40-20 Bayou Cass	Infrastructure repairs	1450		0				
40-20 Bayou Cass	Hurricane repairs	1460		0				
40-20 Bayou Cass	Landscaping	1450		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-24 Juan DeCuevas	Interior Painting	1460		0				
40-24 Juan DeCuevas	504 upgrades	1460		0				
40-24 Juan DeCuevas	Infrastructure repairs	1450		0				
40-24 Juan DeCuevas	Hurricane repairs	1460		0				
40-24 Juan DeCuevas	Landscaping	1450		0				
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-26 Pecan Circle	Interior Painting	1460		0				
40-26 Pecan Circle	Infrastructure upgrades	1450		0				
40-26 Pecan Circle	504 upgrades	1460		0				
40-26 Pecan Circle	Hurricane repairs	1460		0				
40-26 Pecan Circle	Landscaping	1450		0				
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-27 HC Patterson	Interior Painting	1460		0				
40-27 HC Patterson	504 upgrades	1460		0				
40-27 HC Patterson	Infrastructure repairs	1450		0				
40-27 HC Patterson	Hurricane repairs	1460		0				
40-27 HC Patterson	Landscaping	1450		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-28 Hillsdale	Interior Painting	1460		0				
40-28 Hillsdale	504 upgrades	1460		0				
40-28 Hillsdale	Infrastructure repairs	1450		0				
40-28 Hillsdale	Hurricane repairs	1460		0				
40-28 Hillsdale	Landscaping	1450		0				
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-29 Willow Creek	Interior Painting	1460		0				
40-29 Willow Creek	504 upgrades	1460		0				
40-29 Willow Creek	Infrastructure repairs	1450		0				
40-29 Willow Creek	Hurricane repairs	1460		0				
40-29 Willow Creek	Landscaping	1450		0				
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-30 Belleville	Repair Work on Exterior stairs	1460		0				
40-30 Belleville	Interior Painting	1460		0				
40-30 Belleville	504 upgrades	1460		0				
40-30 Belleville	Infrastructure repairs	1450		0				
40-30 Belleville	Hurricane repairs	1460		0				
40-30 Belleville	Landscaping	1450		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-32 Dan Stepney	Interior Painting	1460		0				
40-32 Dan Stepney	504 upgrades	1460		0				
40-32 Dan Stepney	Infrastructure repairs	1450		0				
40-32 Dan Stepney	Hurricane repairs	1460		0				
40-32 Dan Stepney	Landscaping	1450		0				
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-33 Camelot/Lewis	Interior Painting	1460		0				
40-33 Camelot/Lewis	504 upgrades	1460		0				
40-33 Camelot/Lewis	Infrastructure repairs	1450		0				
40-33 Camelot/ Lewis	Hurricane repairs	1460		0				
40-33 Camelot/Lewis	Landscaping	1450		0				
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-34 Guice Place	Interior Painting	1460		0				
40-34 Guice Place	504 upgrades	1460		0				
40-34 Guice Place	Infrastructure repairs	1450		0				
40-34 Guice Place	Hurricane repairs	1460		0				
40-34 Guice Place	Landscaping	1450		0				

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 VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-35 Baywood	Repair work on Exterior Stairs	1460		0				
40-35 Baywood	Interior Painting	1460		0				
40-35 Baywood	504 upgrades	1460		0				
40-35 Baywood	Infrastructure repairs	1450		0				
40-35 Baywood	Hurricane repairs	1460		0				
40-35 Baywood	Landscaping	1450		0				
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-36 Village	Interior Painting	1460		0				
40-36 Village	504 upgrades	1460		0				
40-36 Village	Landscaping	1450		0				
40-36 Village	Hurricane repairs	1460		0				
40-36 Village	Infrastructure repairs	1450		0				
40-36 Village	Repair Work on Exterior Stairs	1460		0				
40-38 Frank Lee Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-38 Frank Lee Hms	Interior Painting	1460		0				
40-38 Frank Lee Hms	504 upgrades	1460		0				
40-38 Frank Lee Hms	Infrastructure repairs	1450		0				
40-38 Frank Lee Hms	Hurricane repairs	1460		0				
40-38 Frank Lee Hms	Landscaping	1450		0				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103		Federal FY of Grant:	
		Capital Fund Program Grant No:			
		Replacement Housing Factor Grant No:		2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/06 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,000		200,000	200,000
3	1408 Management Improvements	241,207		170,406.06	170,406.06
4	1410 Administration	241,191		216,790.51	216,790.51
5	1411 Audit	1000		4,545	4,545
6	1415 Liquidated Damages				
7	1430 Fees and Costs	215,325		81470.16	81,470.16
8	1440 Site Acquisition				
9	1450 Site Improvement	175,000		15,850	15,850
10	1460 Dwelling Structures	811,739		1,388,921.10	1,388,921.10
11	1465.1 Dwelling Equipment—Non-expendable	120,000		100,579	100,579
12	1470 Non-dwelling Structures	400,000		305,208.57	305,208.57
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000		6,565.60	6,565.60
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	59,874			
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,490,336		2,490,336	2,490,336
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and Evaluation Report for Period Ending: 6/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: 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		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	Operations	1406	1	200,000		200,000	200,000	complete	
HA/Wide	Staff Development	1408	0	10,000		2,041.41	2041.41	complete	
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	15,000		0	0	complete	
HA/Wide	Resident Advisory Board	1408	4	10,000		0	0	complete	
HA/Wide	Resident Int. Cord. N. Salary	1408.3	1	34,720		23,100	23,100	complete	
HA/Wide	Resident Int. Cord. S. Salary	1408.3	1	34,591		8,385.08	8,385.08	complete	
HA/Wide	Data Entry Clerk W/O System Salary	1408.5	1	24,898		20,948.14	20,948.14	complete	
HA/Wide	HQS Inspector Salary	1408.4	1	37,051		25,099.20	25,099.20	complete	
HA/Wide	HQS Inspector Salary	1408.4	1	29,976		25,099.20	25,099.20	complete	
HA/Wide	Investigator S. Salary	1408.1	1	44,971		20,025.60	20,025.60	complete	
HA/Wide	Employee benefits	1408	7	46,000		45,707.43	45,707.43	complete	
HA/Wide	Investigator N. Salary 60% Add 40% will be paid by Section 8 Program	1408.1	1	0		0	0	complete	
HA/Wide	Admin. Expenses (Supplies @ .0003% of Grant)	1410	1	12,000		13,920.55	13,920.55	complete	
HA/Wide	Clerk of Works Salary	1410.1	1	44,626		31,639.33	31,639.33	complete	
HA/Wide	CGP Work Inspection Salary	1410.1	1	37,260		26,745.60	26,745.60	complete	
HA/Wide	CGP Data Processor Salary @50%	1410.1	1	13,073		8,661.60	8,661.60	complete	
HA/Wide	Regional CGP Cord. Salary @ 75%	1410.1	1	32,746		38,543.40	38,543.40	complete	
HA/Wide	CEO Salary @ 33%	1410.1	1	31,641		32,947.97	32,947.97	complete	
HA/Wide	Accounting Salary @ 25%	1410.1	1	13,970		9,647.40	9,647.40	complete	
HA/Wide	Benefits for 1410 Salaries	1410.9	1	55,875		54,684.66	54,684.66	complete	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	CGP Audit	1411	1	1,000		4,545	4,545	complete	
HA/Wide	A & E for CGP	1430	1	215,325		81,470.16	81,470.16	Complete	
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	120,000		100,597	100,597	Complete	
HA/Wide	Relocation Cost	1495.1		25,000		6,565.60	6,565.60	Complete	
HA/Wide	Contingency	1502	1	59,874		0	0	Complete	
HA/Wide	Maintenance Building	1470	1	400,000		305,208.57	305,208.57	Complete	
HA/Wide	A/C Filter Contract	1460		0	1,338.60	1,338.60	1,338.60	Complete	
HA/Wide	Painting Contract	1460		100,000		111,994.61	111,994.61	Complete	
HA/Wide	Landscaping	1450		175,000		15,850	15,850	Complete	
40-33 Camelot	Air Conditioning	1460		0	79,470.78	79,470.78	79,470.78	Complete	
40-30 Belleville	Renovate Bathrooms	1460	75	306,032		372,545.52	372,545.52	Complete	
40-37 Camille Village	Demolition	1485	2	0	3,238	3,238	3,238	Complete	
40-38 Frank Lee Home	Emergency Interior Repairs	1460	12	0		150,000	150,000	Complete	
40-26 Pecan Circle	Landscaping	1450	1	0		0	0		
40-28 Hillsdale Homes	Repair Sinking Duplex	1460	1	0		0	0		
40-20 Bayou Cassotte	Replace Water Distribution System	1460	1	0		2,655.01	2,655.01	Complete	
40-29 Willow Creek	Landscaping Drainage Repair	1450	1	0		0	0		
40-15 Charles Warner	Air Conditioning	1460	152	405,707		666,117.27	666,117.27	complete	
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0		
40-02 Lewis/Brooks	Interior Painting	1460		0		4799.21	4799.21	complete	
40-02 Lewis/ Brooks	Infrastructure repairs	1450			0				
40-02	504 upgrades	1460			0				

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-02 Lewis/Brooks	Landscaping	1450		0	0	0	0	
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-03 Hyde/Glen	Interior Painting	1460		0	0	0	0	
40-03 Hyde/Glen	Infrastructure repairs	1450		0	0			
40-03	504 upgrades	1450		0	0	0	0	
40-03 Hyde/Glen	Landscaping	1450		0	0	0	0	
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-04 Lad/Jones	Interior Painting	1460		0	0	0	0	
40-04	Infrastructure repairs	1450		0	0	0	0	
40-04	504 upgrades	1450		0	0	0	0	
40-04 Lad/Jones	Landscaping	1450		0	0	0	0	
40-06 Hinson Homes	Landscaping	1450		0	0	0	0	
40-06 Hinson Homes	Interior Painting	1460		0	0	0	0	
40-06	Infrastructure repairs	1450		0	0	0	0	
40-06	504 upgrades	1460		0	0	0	0	
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0	0	0	0	
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-10	504 upgrades	1460		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-10	Infrastructure repairs	1450		0	0	0	0	
40-10 Hill/Northside	Interior Painting	1460		0	0	0	0	
40-10 Hill/Northside	Landscaping	1450		0	0	0	0	
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-12 Brooks Add	Interior Painting	1460		0	0	0	0	
40-12	Infrastructure repairs	1450		0	0	0	0	
40-12	504 upgrades	1460		0	0	0	0	
40-12 Brooks Add	Landscaping	1450		0	0	0	0	
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-13 Wash/Roos Hts	Interior Painting	1460		0	0	0	0	
40-13	Infrastructure repairs	1450		0	0	0	0	
40-13	504 upgrades	1460		0	0	0	0	
40-13 Wash/Roos Hts	Landscaping	1450		0	0	0	0	
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-15 Warner Homes	Interior Painting	1460		0	0	0	0	
40-15	Infrastructure repairs	1450		0	0	0	0	
40-15	504 upgrades	1460		0	0	0	0	
40-15 Warner Homes	Landscaping	1450		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-16 Jones/Cole	Interior Painting	1460		0	0	0	0	
40-16	Infrastructure repairs	1450		0	0	0	0	
40-16	504 upgrades	1460		0	0	0	0	
40-16 Jones/Cole	Landscaping	1450		0	0	0	0	
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-18 Jones Add	Interior Painting	1460		0	0	0	0	
40-18	Infrastructure repairs	1450		0	0	0	0	
40-18	504 upgrades	1460		0	0	0	0	
40-18 Jones Add	Landscaping	1450		0	0	0	0	
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-20 Bayou Cass	Interior Painting	1460		0	0	0	0	
40-20	Infrastructure repairs	1450		0	0	0	0	
40-20	504 upgrades	1460		0	0	0	0	
40-20 Bayou Cass	Landscaping	1450		0	0	0	0	
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-24 Juan DeCuevas	Interior Painting	1460		0	0	0	0	
40-24	504 upgrades	1460		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-24	Infrastructure repairs	1450		0	0	0	0	
40-24 Juan DeCuevas	Landscaping	1450		0	0	0	0	
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-26 Pecan Circle	Interior Painting	1460		0	0	0	0	
40-26	Infrastructure repairs	1450		0	0	0	0	
40-26	504 upgrades	1460		0	0	0	0	
40-26 Pecan Circle	Landscaping	1450		0	0	0	0	
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-27 HC Patterson	Interior Painting	1460		0	0	0	0	
40-27	Infrastructure repairs	1450		0	0	0	0	
40-27	504 upgrades	1460		0	0	0	0	
40-27 HC Patterson	Landscaping	1450		0	0	0	0	
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-28 Hillsdale	Interior Painting	1460		0	0	0	0	
40-28	Infrastructure repairs	1450		0	0	0	0	
40-28	504 upgrades	1460		0	0	0	0	
40-28 Hillsdale	Landscaping	1450		0	0	0	0	
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-29 Willow Creek	Interior Painting	1460		0	0	0	0	
40-29	Infrastructure repairs	1450		0	0	0	0	
40-29 Willow Creek	Landscaping	1450		0	0	0	0	
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-30	Infrastructure repairs	1450		0	0	0	0	
40-30	504 upgrades	1460		0	0	0	0	
40-30 Belleville	Interior Painting	1460		0	0	0	0	
40-30 Belleville	Landscaping	1450		0	0	0	0	
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-32 Dan Stepney	Interior Painting	1460		0	0	0	0	
40-32	Infrastructure repairs	1450		0	0	0	0	
40-32	504 upgrades	1460		0	0	0	0	
40-32 Dan Stepney	Landscaping	1450		0	0	0	0	
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-33 Camelot/Lewis	Interior Painting	1460		0	0	0	0	
40-33	Infrastructure repairs	1450		0	0	0	0	
40-33	504 upgrades	1460		0	0	0	0	
40-33 Camelot/Lewis	Landscaping	1450		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-34 Guice Place	Interior Painting	1460		0	0	0	0	
40-34	Infrastructure repairs	1450		0	0	0	0	
40-34	504 upgrades	1460		0	0	0	0	
40-34 Guice Place	Landscaping	1450		0	0	0	0	
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-35 Baywood	Interior Painting	1460		0	0	0	0	
40-35	Infrastructure repairs	1450		0	0	0	0	
40-35	504 upgrades	1460		0	0	0	0	
40-35 Baywood	Landscaping	1450		0	0	0	0	
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-36 Village	Interior Painting	1460		0	0	0	0	
40-36	Infrastructure repairs	1450		0	0	0	0	
40-36	504 upgrades	1460		0	0	0	0	
40-36 Village	Landscaping	1450		0	0	0	0	
40-38 Frank Lee Hms	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	0	0	
40-38 Frank Lee Hms	Interior Painting	1460		0	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-38	Infrastructure repairs	1450		0	0	0	0	
40-38	504 repairs	1460		0	0	0	0	
40-38 Frank Lee Hms	Landscaping	1450		0	0	0	0	

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	9/16/05		4/01/04	9/16/07		6/30/05	
Staff Development & Training	9/16/05		4/01/04	9/16/07		6/30/05	
Computer Upgrades Central Office & Sites	9/16/05			9/16/07			
Resident Initiative Cord. N. Salary	9/16/05		4/01/04	9/16/07		6/30/05	
Resident Initiative Cord. S. Salary	9/16/05		4/01/04	9/16/07		6/30/05	
Data Entry Clerk (W/O System) Salary	9/16/05		4/01/04	9/16/07		6/30/05	
HQS Inspector Salary	9/16/05		4/01/04	9/16/07		6/30/05	
HQS Inspector Salary	9/16/05		4/01/04	9/16/07		6/30/05	
Investigator S. Salary	9/16/05		4/01/04	9/16/07		6/30/05	
Investigator N. Salary its @ 60% Add. 40% will be paid by Section 8 Program	9/16/05		4/01/04	9/16/07		6/30/05	
Admin. Expenses (Supplies @ .0003% of Grant)	9/16/05		4/01/04	9/16/07		6/30/05	
Clerk Of Works Salary	9/16/05		4/01/04	9/16/07		6/30/05	
CGP Work Inspection Salary	9/16/05		4/01/04	9/16/07		6/30/05	
CGP Data Processor Salary	9/16/05		4/01/04	9/16/07		6/30/05	

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	Original	Revised	Actual	Original	Revised	Actual	
Regional CGP Cord. Salary @ 75%	9/16/05		4/01/04	9/16/07		6/30/05	
CEO Salary @ 33%	9/16/05		4/01/04	9/16/07		6/30/05	
Accounting Salary @ 25%	9/16/05		4/01/04	9/16/07		6/30/05	
Benefits for 1410 Salaries	9/16/05		4/01/04	9/16/07		6/30/05	
CGP Audit	9/16/05		4/01/04	9/16/07			
A & E for CGP	9/16/05		4/01/04	9/16/07		6/30/05	
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	9/16/05		4/01/04	9/16/07		6/30/05	
Relocation Cost	9/16/05		4/01/04	9/16/07		6/30/05	
Contingency	9/16/05			9/16/07		6/30/05	
Force Account	9/16/05			9/16/07			
Painting Contracts	9/16/05		4/01/04	9/16/07		6/30/05	
Landscaping	9/16/05		4/01/04	9/16/07		6/30/05	
40-37 Camille Village Air Conditioning	9/16/05			9/16/07			
40-37 Camille Village Renovate Bathrooms	9/16/05			9/16/07			
40-37 Camille Village Full Modernization- Tear down existing & rebuild	9/16/05			9/16/07			
40-26 Pecan Circle Landscaping	9/16/05			9/16/07			

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	Original	Revised	Actual	Original	Revised	Actual		
40-28 Hillsdale Homes Repair sinking duplex	9/16/05			9/16/07				
40-20 Bayou Cassotte Replace water distribution system	9/16/05			9/16/07				
40-29 Willow Creek Landscaping/Drainage repair	9/16/05			9/16/07				
40-01 Clark Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-02 Infrastructure rprs	9/16/05			9/16/07				
40-02 504 upgrades	9/16/05			9/16/07				
40-02 Lewis/Brooks Interior Painting	9/16/05			9/16/07				

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	Original	Revised	Actual	Original	Revised	Actual	
40-02 Lewis/Brooks Landscaping	9/16/05			9/16/07			
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07			
40-03 Hyde/Glen Interior Painting	9/16/05			9/16/07			
40-03 Infrastructure rprs	9/16/05			9/16/07			
40-03 504 upgrades	9/16/05			9/16/07			
40-03 Hyde/Glen Landscaping	9/16/05			9/16/07			
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-04 Lad/Jones Interior Painting	9/16/05			9/16/07			
40-04 Infrastructure rprs	9/16/05			9/16/07			
40-04 504 upgrades	9/16/05			9/16/07			
40-04 Lad/Jones Landscaping	9/16/05			9/16/07			

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-06 Infrastructure rprs	9/16/05			9/16/07				
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-06 504 upgrades	9/16/05			9/16/07				
40-06 Hinson Interior Painting	9/16/05			9/16/07				
40-06 Hinson Landscaping	9/16/05			9/16/07				
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07				
40-10 Infrastructure rprs	9/16/05			9/16/07				
40-10 504 upgrades	9/16/05			9/16/07				
40-10 Hill Northside Interior Painting	9/16/05			9/16/07				
40-10 Hill/ Northside Landscaping	9/16/05			9/16/07				

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	Original	Revised	Actual	Original	Revised	Actual		
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-12 Brooks Addition Interior Painting	9/16/05			9/16/07				
40-12 Infrastructure rprs	9/16/05			9/16/07				
40-12 504 upgrades	9/16/05			9/16/07				
40-12 Brooks Addition Landscaping	9/16/05			9/16/07				
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07				
40-13 Wash/Roos Interior Painting	9/16/05			9/16/07				
40-13 Infrastructure rprs	9/16/05			9/16/07				
40-13 504 upgrades	9/16/05			9/16/07				
40-13 Wash/Roos Landscaping	9/16/05			9/16/07				

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Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-15 Warner Homes Interior Painting	9/16/05			9/16/07				
40-15 Infrastructure rprs	9/16/05			9/16/07				
40-15 504 upgrades	9/16/05			9/16/07				
40-15 Warner Homes Landscaping	9/16/05			9/16/07				
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-16 Jones / Cole Interior Painting	9/16/05			9/16/07				
40-16 Infrastructure rprs	9/16/05			9/16/07				
40-16 504 upgrades	9/16/05			9/16/07				
40-16 Jones / Cole Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-18 Jones Addition Interior Painting	9/16/05			9/16/07				
40-18 Infrastructure rprs	9/16/05			9/16/07				
40-18 504 upgrades	9/16/05			9/16/07				
40-18 Landscaping	9/16/05			9/16/07				
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-20 Bayou Cassotte Interior Painting	9/16/05			9/16/07				
40-20 Infrastructure rprs	9/16/05			9/16/07				
40-20 504 upgrades	9/16/05			9/16/07				
40-20 Bayou Cassotte Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/31/03			9/16/07				
40-24 Juan De Cuevas Interior Painting	9/16/05			9/16/07				
40-24 Infrastructure rprs	9/16/05			9/16/07				
40-24 504 upgrades	9/16/05			9/16/07				
40-24 Juan De Cuevas Landscaping	9/16/05			9/16/07				
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-26 Pecan Circle Interior Painting	9/16/05			9/16/07				
40-26 Infrastructure rprs	9/16/05			9/16/07				
40-26 504 upgrades	9/16/05			9/16/07				
40-26 Pecan Circle Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-27 HC Patterson Interior Painting	9/16/05			9/16/07			
40-27 Infrastructure rprs	9/16/05			9/16/07			
40-27 504 upgrades	9/16/05			9/16/07			
40-27 HC Patterson Landscaping	9/16/05			9/16/07			
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-28 Hillsdale Interior Painting	9/16/05			9/16/07			
40-28 Infrastructure rprs	9/16/05			9/16/07			
40-28 504 upgrades	9/16/05			9/16/07			
40-28 Hillsdale Landscaping	9/16/05			9/16/07			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-29 Willow Creek Interior Painting	9/16/05			9/16/07				
40-29 Infrastructure rprs	9/16/05			9/16/07				
40-29 504 upgrades	9/16/05			9/16/07				
40-29 Willow Creek Landscaping	9/16/05			9/16/07				
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-30 Belleville Interior Painting	9/16/05			9/16/07				
40-30 Infrastructure rprs	9/16/05			9/16/07				
40-30 504 upgrades	9/16/05			9/16/07				
40-30 Belleville Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-32 Dan Stepney Interior Painting	9/16/05			9/16/07				
40-32 Infrastructure rprs	9/16/05			9/16/07				
40-32 504 upgrades	9/16/05			9/16/07				
40-32 Dan Stepney Landscaping	9/16/05							
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-33 Camelot Interior Painting	9/16/05			9/16/07				
4033 Infrastructure rprs	9/16/05			9/16/07				
40-33 504 upgrades	9/16/05			9/16/07				
40-33 Camelot Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-34 Guice Place Interior Painting	9/16/05			9/16/07				
40-34 Infrastructure rprs	9/16/05			9/16/07				
40-34 504 upgrades	9/16/05			9/16/07				
40-34 Guice Place Landscaping	9/16/05			9/16/07				
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/05				
40-35 Baywood Interior Painting	9/16/05			9/16/07				
40-35 Infrastructure rprs	9/16/05			9/16/07				
40-35 504 upgrades	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-35 Baywood Landscaping	9/16/05			9/16/07			
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-36 Village Interior Painting	9/16/05			9/16/07			
40-36 Infrastructure rprs	9/16/05			9/16/07			
40-36 504 upgrades	9/16/05			9/16/07			
40-36 Village Landscaping	9/16/05			9/16/07			
40-38 Frank Lee Homes Interior painting	9/16/05			9/16/07			
40-38 Infrastructure rprs	9/16/05			9/16/07			
40-38 504 upgrades	9/16/05			9/16/07			
40-38 Frank Lee Homes Landscaping	9/16/05			9/16/07			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-38 Frank Lee Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07		6/30/05	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007
HA Wide	Annual Statement	Operations - \$200,000	Operations - \$200,000	Operations - \$200,000	Operations - \$200,000
HA Wide		Staff Development - \$10,000	Staff Development - \$10,000	Staff Development - \$10,000	Staff Development - \$10,000
HA Wide		Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000
HA Wide		Resident Advisory board - \$10,000	Resident Advisory board - \$10,000	Resident Advisory board - \$10,000	Resident Advisory board - \$10,000
HA Wide		Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720
HA Wide		Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591
HA Wide		Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898
HA Wide		HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051
HA Wide		HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976
HA Wide		Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971
HA Wide		Admin. Expenses - \$12,000	Admin. Expenses - \$12,000	Admin. Expenses - \$12,000	Admin. Expenses - \$12,000
HA Wide		Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626
HA Wide		CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260
HA Wide		CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073
HA Wide		Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875
HA Wide		Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746
HA Wide		CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641
HA Wide		Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970

HA Wide		CGP Audit - \$1,000	CGP Audit - \$1,000	CGP Audit - \$1,000	CGP Audit - \$1,000
HA Wide		A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325
HA Wide		Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000
HA Wide		Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000
HA Wide		Contingency - \$ 117,320	Contingency - \$ 110,032	Contingency - \$ 3,320	Contingency - \$100,00
HA Wide		Interior Painting to support requirements \$100,000	Interior Painting to support requirements \$100,000	Interior Painting to support requirements \$100,000	Interior Painting to support requirements \$100,000
40-30 Belleville		Remodel Bathrooms - \$190,000	0	0	0
HA Wide		Construct New Maint. Facility Gulfport - \$600,000	0	0	0
HA Wide		Landscaping - \$175,000	0	0	0
40-28 Hillsdale		0	Renovate Bathrooms - \$98,000	0	0
40-20 Bayou Cassotte		0	0	Kitchen Cabinets - \$45,000	0
40-6A Ted Hinson		0	0	Install A/C - \$200,000	Install A/C - \$250,000
40-30 Belleville		0	0	Install New Service Entrances - \$32,000	0
40-15 Charles Warner		0	New Maint. Bldg & A/C - \$ 900,000	0	New Maint. Bldg & A/C - \$ 250,000
40-03 Hyde & Glenwald		0	0	Exterior Repairs - \$12,000	0
40-33 Camelot		0	0	Install A/C - \$240,000	0
HA Wide		0	0	Install H20 Meters All Sites \$100,000	0
40-37 Camille Village		0	Repair Floors - \$70,000	0	0
40-20 Bayou Cassotte		0	0	0	Renovate baths - \$200,000
40-27 HC Patterson		0	0	0	Renovate Baths - \$232,320
40-28 Hillsdale		0	0	0	Renovate Baths - \$200,000
40-04 LC Jones		0	0	0	0
40-24 J. DeCuevas		0	Kitchen cabinets - \$40,000	0	0
40-35 Baywood New		0	New service Entrance - \$14,000	0	0
40-04 Ladnier/Jones		0	0	Install A/C - \$500,000	0
40-3 A/B A/C Hyde/Glenwald		0	0	Install A/C - \$100,000	0
Physical Improvements Subtotal		\$1,315,000	\$1,222,000	\$1,329,000	\$1,223,320

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2004 FFY Grant: PHA FY: 2004			Activities for Year: 2005 FFY Grant: PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	<i>Interior Painting to meet requirements</i>	100,000	<i>HA Wide</i>	<i>Interior Painting to meet requirements</i>	100,000
	HA Wide	<i>1406 Operations</i>	200,000	HA Wide	<i>1406 Operations</i>	200,000
	HA Wide	<i>1408 Management Imp.</i>	255,500	HA Wide	<i>1408 Management Imp</i>	255,500
	HA Wide	<i>1410 Administration</i>	241,191	HA Wide	<i>1410 Administration</i>	241,191
	HA Wide	<i>1411 Audit</i>	1000	HA Wide	<i>1411 Audit</i>	1000
	HA Wide	<i>1430 Fee and Costs</i>	215,325	HA Wide	<i>1430 Fees & Costs</i>	215,325
	HA Wide	<i>1450 Site Improvement</i>	175,000	HA Wide	<i>1450 Site Improvement</i>	100,000
	HA Wide	<i>1465.1 Dwelling Equip</i>	120,000	HA Wide	<i>1465.1 Dwelling Equip</i>	120,000
	HA Wide	<i>1495 Relocation Costs</i>	25,000	HA Wide	<i>1495 Relocation Costs</i>	25,000
	HA Wide	<i>1502 Contingency</i>	117,320	HA Wide	<i>1502 Contingency</i>	110,320
Annual	New Office Site Gulfport	<i>Construct New Maintenance Facility</i>	600,000	40-15 Charles Warner	<i>New Maintenance Facility/Office Pascagoula</i>	900,000
Statement	<i>40-30 Belleville</i>	Renovate Bathrooms	190,000	40-28 Hillsdale	<i>Renovate Bathrooms</i>	98,000

	H/A Wide Landscaping		175,000	40-04 LC Jones	Install New water distribution system	250,000
				40-24 J. DeCuevas	Kitchen Cabinets	40,000
				40-24 Baywood	Install New Electrical Service Entrances	14,000
				40-37 Camille V.	Repair Floors	70,000
Total CFP Estimated Cost			\$2,490,336			\$2,490,336

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2006 FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	<i>Interior Painting to meet requirements</i>	100,000	<i>HA Wide</i>	<i>Interior Painting to meet requirements</i>	100,000
HA Wide	<i>1406 Operations</i>	200,000	HA Wide	<i>1406 Operations</i>	200,000
HA Wide	<i>1408 Management Imp</i>	255,500	HA Wide	<i>1408 Operations</i>	255,500
HA Wide	<i>1410 Administration</i>	241,191	HA Wide	<i>1410 Administration</i>	241,191
HA Wide	<i>1411 CGP Audit</i>	1000	HA Wide	<i>1411 CGP Audit</i>	1000
HA Wide	<i>1430 Fees & Costs</i>	215,325	HA Wide	<i>1430 Fees & Costs</i>	215,325
HA Wide	<i>1450 Site Improvement</i>	100,000	HA Wide	<i>1450 Site Improvement</i>	100,000
HA Wide	<i>1460 Dwelling Structures</i>		HA Wide	<i>1460 Dwelling Structures</i>	
HA Wide	<i>1465.1 Stoves/REF/AC</i>	120,000	HA Wide	<i>1465.1 Stoves,ref/AC</i>	120,000
HA Wide	<i>1470 Non Dwelling Stru</i>		HA Wide	<i>1470 Non Dwelling Stru</i>	
HA Wide	<i>1495.1 Relocation Costs</i>	25,000	HA Wide	<i>1495.1 Relocation Costs</i>	25,000
HA Wide	<i>1502 Contingency</i>	3,320	HA Wide	<i>1502 Contingency</i>	100,000
40-20 Bayou Cassotte	<i>Kitchen Cabinets</i>	45,000	40-6A Ted Hinson	<i>Install Central Heat & Air</i>	250,000

40-06 Ted Hinson	Install Central Heat & Air	200,000	40-15 Charles Warner	New Maintenance Bldg	250,000
40-30 Belleville	Install New Electrical Service Entrances	32,000	40-27 HC Patterson	Renovate bathrooms	232,320
40-03 Hyde/Glen	Exterior Repairs	12,000	40-28 Hillsdale	Renovate bathrooms	200,000
40-33 Camelot	Install Central Heat & Air	240,000	40-20-Bayou Cassotte	Renovate bathrooms	200,000
40-03 Hyde & Glenwald	Install Central Heat & Air	100,000			
40-04 Ladnier / Jones	Install Central Heat & Air	500,000			
HA/Wide	Install individual water meters all units	100,000			
Total CFP Estimated Cost		\$2,490,336			\$2,490,336

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 01			
Development Number/Name/HA- Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011
HA Wide	Annual Statement	Operations - \$463,406	Operations - \$463,406	Operations - \$463,406	Operations - \$463,406
HA Wide		Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000
HA Wide		Administration - \$231,703	Administration - \$231,703	Administration - \$231,703	Administration - \$231,703
HA Wide		Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	Audit - \$1,000
HA Wide		Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000
HA Wide		Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000
HA Wide		Dwelling Structures - \$885,923	Dwelling Structures - \$885,923	Dwelling Structures - \$885,923	Dwelling Structures - \$925,923
HA Wide		Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000
HA Wide		Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000
		Debt payment - \$0	Debt payment - \$0	Debt Payment - \$0	Debt payment - \$0
HA Wide		Contingency - \$60,000	Contingency - \$ 60,000	Contingency - \$ 60,000	Contingency - \$20,000
Physical Improvements Subtotal		\$2,317,032	\$2,317,032	\$2,317,032	\$2,317,032

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2007 FFY Grant: PHA FY: 2007			Activities for Year: 2008 FFY Grant: PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA Wide	<i>1406 Operations</i>	463,406	HA Wide	<i>1406 Operations</i>	463,406
	HA Wide	<i>1408 Management Imp.</i>	350,000	HA Wide	<i>1408 Management Imp</i>	350,000
	HA Wide	<i>1410 Administration</i>	231,703	HA Wide	<i>1410 Administration</i>	231,703
	HA Wide	<i>1411 Audit</i>	1000	HA Wide	<i>1411 Audit</i>	1000
	HA Wide	<i>1430 Fee and Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
	HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
	HA Wide	<i>1465.1 Dwelling Equip</i>	50,000	HA Wide	<i>1465.1 Dwelling Equip</i>	50,000
	HA Wide	<i>1495 Relocation Costs</i>	25,000	HA Wide	<i>1495 Relocation Costs</i>	25,000
	H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>1501 Bond Debt Service</i>	0
	HA Wide	<i>1502 Contingency</i>	60,000	HA Wide	<i>1502 Contingency</i>	60,000
Statement	H/A Wide	1460 Interior Painting	100,000	H/A Wide	<i>1460 Interior Painting</i>	100,000
	40-04 LC Jones	1460 Interior Renovations	785,923	40-15 Charles Warner upgrades	1460 interior renovations	785,923
	HA Wide	1460 Emergency Hurricane Repairs	0	HA Wide	1460 Emergency Hurricane Repairs	0
	HA Wide	1460 Floors	0	HA Wide	1460 Cabinets	0
	HA Wide	1460 Cabinets	0	HA Wide	1460 Floors	0

	40-04 WM Ladnier	1470 Office	0			0
						0
Total CFP Estimated Cost			\$2,317,032			\$2,317,032

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2009 FFY Grant: PHA FY: 2009			Activities for Year: 2010 FFY Grant: PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	<i>1406 Operations</i>	463,406	HA Wide	<i>1406 Operations</i>	463,406
HA Wide	<i>1408 Management Imp</i>	350,000	HA Wide	<i>1408 Operations</i>	350,000
HA Wide	<i>1410 Administration</i>	231,703	HA Wide	<i>1410 Administration</i>	231,703
HA Wide	<i>1411 CGP Audit</i>	1000	HA Wide	<i>1411 CGP Audit</i>	1000
HA Wide	<i>1430 Fees & Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
HA Wide	<i>1465.1 Stoves/REF/AC</i>	50,000	HA Wide	<i>1465.1 Stoves,ref/AC</i>	50,000
HA Wide	<i>1495.1 Relocation Costs</i>	25,000	HA Wide	<i>1495.1 Relocation Costs</i>	25,000
H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>Bond Debt Service</i>	0
HA Wide	<i>1502 Contingency</i>	60,000	HA Wide	<i>1502 Contingency</i>	20,000
40-15 Charles Warner	<i>1460 interior Renovations</i>	785,923	H/A Wide	<i>1460 Interior Painting</i>	100,000
<i>H/A wide</i>	1460 Paint interiors	100,000	<i>40-26 Pecan Circle</i>	<i>1460 interior upgrade</i>	412,961
40-38 Frank Lee Homes	1460 Duplex rework	0	40-28 Hillsdale Hms	1460 interior upgrades	412,962
HA Wide	1460 Cabinets	0			
HA Wide	1460 Floors	0			

Total CFP Estimated Cost		\$2,317,032			\$2,317,032

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,000	400,000	400,000	400,000
3	1408 Management Improvements	241,207	256,207	239,730.98	239,730.98
4	1410 Administration	241,191	260,316	290,728.16	290,728.16
5	1411 Audit	1,000	1000	1000	0
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	215,325	215,325	25,168.67	25,168.67
8	1440 Site Acquisition	0			
9	1450 Site Improvement	100,000	329,684	329,684	0
10	1460 Dwelling Structures	690,000	715,000	1,363,135.18	1,363,135.18
11	1465.1 Dwelling Equipment—Non-expendable	120,000	100,000	28,325.50	28,325.50
12	1470 Non-dwelling Structures	600,000	600,000	511,786.13	511,786.13
13	1475 Non-dwelling Equipment				
14	1485 Demolition		100,000	100,000	49,500
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	25,000	2669.78	2669.78
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	56,613	53942	53,942	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,490,336	3,056,474	3,056,474	2,911,044.40
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:02)
 Performance and Evaluation Report for Period Ending: 6/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	Operations	1406	1	200,000	400,000	400,000	400,000	complete	
HA/Wide	Staff Development	1408	0	10,000	20,000	20,000	4421	Complete	
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	15,000	20,000	20,000	0		
HA/Wide	Resident Advisory Board	1408	4	10,000	10,000	10,000	0		
HA/Wide	Resident Int. Cord. N. Salary	1408.3	1	34,720	34,720	34,720	30,428.17	Complete	
HA/Wide	Resident Int. Cord. S. Salary	1408.3	1	34,591	34,591	34,591	14,619.21	Complete	
HA/Wide	Data Entry Clerk W/O System Salary	1408.5	1	24,898	24,898	24,898	25,258.31	Complete	
HA/Wide	HQS Inspector Salary	1408.4	1	37,051	37,051	37,051	33,619.94	Complete	
HA/Wide	HQS Inspector Salary	1408.4	1	29,976	29,976	29,976	33,717.82	Complete	
HA/Wide	Investigator S. Salary	1408.1	1	44,971	44,971	44,971	28,694.22	Complete	
HA/Wide	Investigator N. Salary 60% Add 40% will be paid by Section 8 Program	1408.1	1	0	0				
HA/Wide	Employee benefits	1408	7	0	0	37,859.65	68,972.31	Complete	
HA/Wide	Admin. Expenses (Supplies @.0003% of Grant)	1410	1	12,000	12,000	12,000	6982.03	Complete	
HA/Wide	Clerk of Works Salary	1410.1	1	44,626	44,626	44,626	48,433.29	Complete	
HA/Wide	CGP Work Inspection Salary	1410.1	1	37,260	37,260	37,260	35,763.89	Complete	
HA/Wide	CGP Data Processor Salary @50%	1410.1	1	13,073	13,073	13,073	14,909.09	Complete	
HA/Wide	Regional CGP Cord. Salary @ 75%	1410.1	1	32,746	32,746	32,746	54,204.56	Complete	
HA/Wide	CEO Salary @ 33%	1410.1	1	31,641	31,641	31,641	41,999.38	Complete	
HA/Wide	Accounting Salary @ 25%	1410.1	1	13,970	13,970	13,970	12,855.49	Complete	

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	Benefits for 1410 Salaries	1410.9	1	55,875	75,000	75,000	75,590.43	Complete	
HA/Wide	CGP Audit	1411	1	1,000	1000	1000			
HA/Wide	A & E for CGP	1430	1	215,325	215,325	25,168.67	25,168.67	Complete	
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	120,000	100,000	100,000	28,325.50	Complete	
HA/Wide	Relocation Cost	1495.1		25,000	25,000	25,000	0		
HA/Wide	Contingency	1502	1	56,613	53,942	0	0		
HA/Wide	Maintenance Building	1470	1	600,000	600,000	600,000	511,786.13	Complete	
HA/Wide	Painting Contract	1460		100,000	100,000	100,000	85,405.76	Complete	
HA/Wide	Landscaping	1450		100,000	329,684	329,684	0		
40-30 Belleville	Renovate Bathrooms	1460	75	90,000	0	0			
40-15 Charles Warner	Air Conditioning	1460	152	300,000	0	0			
40-33 Camelot	Demolition	1485	6	0	100,000	100,000	49,500	Complete	
40-038 Frank Lee	Debt Service	1501	1	0	0	0	0		
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460	10	0	50,000		8,397	Complete	
40-02 Lewis/Brooks	Interior Painting	1460		0	0				
40-02	Infrastructure repairs	1450		0	0				
40-02	504 upgrades	1460		0	0				
40-02 Lewis/Brooks	Landscaping	1450		0	0				
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	265,000	265,000	101,250	Complete	
40-03 Hyde/Glen	Interior Painting	1460		0	0				
40-03	504 upgrades	1460		0	0				

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-03	Infrastructure repairs	1450		0	0			
40-03 Hyde/Glen	Landscaping	1450		0	0			
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-04 Lad/Jones	Interior Painting	1460		0	0			
40-04	504 upgrades	1460		0	0			
40-04	Infrastructure repairs	1450		0	0			
40-04 Lad/Jones	Landscaping	1450		0	0			
40-06 Hinson Homes	Landscaping	1450		0	0			
40-06	Hinson Homes	1460		0	4,054.55	4,054.55	40054.55	complete
40-06 Hinson Homes	Interior Painting	1460		0	0			
40-06	Infrastructure repairs	1450		0	0			
40-06	504 upgrades	1460		0	0			
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0	0			
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-10 Hill/Northside	Interior Painting	1460		0	0			
40-10	Infrastructure repairs	1450		0	0			
40-10	504 upgrades	1460		0	0			
40-10 Hill/Northside	Landscaping	1450		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	4,443.89	4,443.89	Complete
40-12 Brooks Add	Interior Painting	1460		0	0			
40-12	504 upgrades	1460		0	0			
40-12	Infrastructure repairs	1450		0	0			
40-12 Brooks Add	Landscaping	1450		0	0			
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-13 Wash/Roos Hts	Interior Painting	1460		0	0			
40-13	504 upgrades	1460		0	0			
40-13	Infrastructure repairs	1450		0	0			
40-13 Wash/Roos Hts	Landscaping	1450		0	0			
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-15 Warner Homes	Interior Painting	1460		0	0			
40-15	504 upgrades	1460		0	0			
40-15	Infrastructure repairs	1450		0	0			
40-15 Warner Homes	Landscaping	1450		0	0			
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-16 Jones/Cole	Interior Painting	1460		0	0			
40-16	504 upgrades	1460		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-16	Infrastructure repairs	1450		0	0			
40-16 Jones/Cole	Landscaping	1450		0	0			
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-18 Jones Add	Interior Painting	1460		0	0			
40-18	504 upgrades	1460		0	0			
40-18	Infrastructure repairs	1450		0	0			
40-18 Jones Add	Landscaping	1450		0	0			
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-20 Bayou Cass	Interior Painting	1460		0	0			
40-20	504 upgrades	1460		0	0			
40-20	Infrastructure repairs	1450		0	0			
40-20 Bayou Cass	Landscaping	1450		0	0			
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	393,133.50	393,133.50	Complete
40-24 Juan DeCuevas	Interior Painting	1460		0	0			
40-24	504 upgrades	1460		0	0			
40-24	Infrastructure repairs	1450		0	0			
40-24 Juan DeCuevas	Landscaping	1450		0	0			
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-26 Pecan Circle	Interior Painting	1460		0	0			
40-26	504 upgrades	1460		0	0			
40-26	Infrastructure repairs	1450		0	0			
40-26 Pecan Circle	Landscaping / Site Improvement	1450		0	329,684			
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-27 HC Patterson	Interior Painting	1460		0	0			
40-27	504 upgrades	1460		0	0			
40-27	Infrastructure repairs	1450		0	0			
40-27 HC Patterson	Landscaping	1450		0	0			
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-28 Hillsdale	Interior Painting	1460		0	0			
40-28	504 upgrades	1460		0	0			
40-28	Infrastructure repairs	1450		0	0			
40-28 Hillsdale	Landscaping	1450		0	0			
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	309,213.65	309,213.65	Complete
40-29 Willow Creek	Interior Painting	1460		0	0			
40-29	504 upgrades	1460		0	0			
40-29	Infrastructure repairs	1450		0	0			
40-29 Willow Creek	Landscaping	1450		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-30 Belleville	Interior Painting	1460		0	0			
40-30	504 upgrades	1460		0	0			
40-30	Infrastructure repairs	1450		0	0			
40-30 Belleville	Landscaping	1450		0	0			
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-32 Dan Stepney	Interior Painting	1460		0	0			
40-32	504 upgrades	1460		0	0			
40-32	Infrastructure repairs	1450		0	0			
40-32 Dan Stepney	Landscaping	1450		0	0			
40-33 Camelot/Lewis	Install Central Heat/Air , Electrical service entrance upgrades	1460	26	0	300,000	300,000	30,273.57	Complete
40-33 Camelot/Lewis	Interior Painting	1460		0	0			
40-33	504 upgrades	1460		0	0			
40-33	Infrastructure repairs	1450		0	0			
40-33 Camelot/Lewis	Landscaping	1450		0	0			
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-34 Guice Place	Interior Painting	1460		0	0			
40-34	504 upgrades	1460		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-34	Infrastructure repairs	1450		0	0			
40-34 Guice Place	Landscaping	1450		0	0			
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-35 Baywood	Interior Painting	1460		0	0			
40-35	504 upgrades	1460		0	0			
40-35	Infrastructure repairs	1450		0	0			
40-35 Baywood	Landscaping	1450		0	0			
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0	309,734.50	309,734.50	Complete
40-36 Village	Interior Painting	1460		0	0			
40-36	504 upgrades	1460		0	0			
40-36	Infrastructure repairs	1450		0	0			
40-36 Village	Landscaping	1450		0	0			
40-38 Frank Lee Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-38 Frank Lee Homes	Interior Painting	1460		0	0			
40-38	Infrastructure repairs	1450		0	0			
40-38	504 upgrades	1460		0	0			
40-38 Frank Lee Homes	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08	6/30/05	
Staff Development & Training	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Computer Upgrades Central Office & Sites	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Resident Initiative Cord. N. Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Resident Initiative Cord. S. Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Data Entry Clerk (W/O System) Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
HQS Inspector Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
HQS Inspector Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Investigator S. Salary & Benefits	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Investigator N. Salary & Benefits @ 60% Add. 40% will be paid by Section 8 Program	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Admin. Expenses (Supplies @ .0003% of Grant)	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Clerk Of Works Salary	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CGP Work Inspection Salary	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
CGP Data Processor Salary	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Regional CGP Cord. Salary @ 75%	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
CEO Salary @ 33%	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Accounting Salary @ 25%	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Benefits for 1410 Salaries	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
CGP Audit	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
A & E for CGP	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Relocation Cost	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Contingency	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Force Account	9/16/06	9/16/06		9/16/08	9/16/08		
Painting Contracts	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		
Landscaping	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08			
40-02 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-02 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-02 Lewis/Brooks Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-02 Lewis/Brooks Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08	6/30/05		
40-03 Hyde/Glen Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-03 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-03 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-03 Hyde/Glen Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		
40-04 Lad/Jones Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		
40-04 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		
40-04 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08		
40-04 Lad/Jones Landscaping	9/16/06	9/16/06		9/16/08	9/16/08		
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		
40-06 Hinson A/C	9/16/06	9/16/06	6/30/05	9/16/08	6/30/05		
40-06 Hinson Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		
40-06 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		
40-06 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-06 Hinson Landscaping	9/16/06	9/16/06		9/16/08	9/16/08		
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/06	9/16/06		9/16/08	9/16/08		
40-10 Hill Northside Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		
40-10 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		
40-10 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08		
40-10 Hill/ Northside Landscaping	9/16/06	9/16/06		9/16/08	9/16/08		
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		
40-12 Brooks Addition Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		
40-12 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-12 504 upgrades	9/16/06	9/16/06						
40-12 Brooks Addition Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/06	9/16/06		9/16/08	9/16/08			
40-13 Wash/Roos Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-13 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-13 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-13 Wash/Roos Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-15 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-15 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-15 Warner Homes Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-15 Warner Homes Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-16 Jones / Cole Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-16 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-16 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-16 Jones / Cole Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-18 Jones Addition Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-18 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-18 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-18 Jones Addition	9/16/06	9/16/06		9/16/08	9/16/08			
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-20 Bayou Cassotte Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-20 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-20 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-20 Bayou Cassotte Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-24 Juan De Cuevas Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-24 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		
40-24 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08		
40-24 Juan De Cuevas Landscaping	9/16/06	9/16/06		9/16/08	9/16/08		
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		
40-26 Pecan Circle Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		
40-26 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08		
40-26 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08		
40-26 Pecan Circle Landscaping	9/16/06	9/16/06		9/16/08	9/16/08		
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		
40-27 HC Patterson Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-27 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-27 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-27 HC Patterson Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-28 Hillsdale Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-28 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-28 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-28 Hillsdale Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-29 Willow Creek Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-29 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-29 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-29 Willow Creek Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-30 Belleville Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-30 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-30 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-30 Belleville Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-32 Dan Stepney Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-32 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-32 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-32 Dan Stepney Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-33 Camelot Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-33 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-33 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-33 Camelot Install A/C	9/16/06	9/16/06	6/30/05	9/16/08	9/16/08			
40-33 Camelot Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-34 Guice Place Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-34 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-34 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-34 Guice Place Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-35 Baywood Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-35 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-35 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-35 Baywood Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08			
40-36 Village Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-36 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-36 504 upgrades	9/16/06	9/16/06		9/16/08	9/16/08			
40-36 Village Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-38 Frank Lee Homes Landscaping	9/16/06	9/16/06		9/16/08	9/16/08			
40-38 Frank Lee Homes Interior Painting	9/16/06	9/16/06		9/16/08	9/16/08			
40-38 Infrastructure repairs	9/16/06	9/16/06		9/16/08	9/16/08			
40-38 504 upgrades								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-38 Frank Lee Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/06	9/16/06		9/16/08	9/16/08		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01			
Development Number/Name/HA- Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007	Work Statement for Year 5 FFY Grant: PHA FY: 2008
HA Wide	Annual Statement	Operations - \$350,000	Operations - \$ 500,000	Operations - \$ 500,000	Operations - \$ 500,000
HA Wide		Management Improvements - \$265,000	Management Improvements - \$ 280,000	Management Imps -\$ 280,000	Management Imps -\$280,000
HA Wide		Administration – \$300,000	Administration - \$ 305,647	Administration - \$ 305,647	Administration - \$ 305,647
HA Wide		Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	Audit - \$1,000
HA Wide		Fees & Costs - \$215,325	Fees & Costs - \$215,325	Fees & Costs - \$215,325	Fees & Costs - \$215,325
HA Wide		Site Improvement - \$50,000	Site Improvement - \$100,000	Site Improvement - \$100,000	Site Improvement - \$100,000
HA Wide		Dwelling Structures - \$1,100,000	Dwelling Structures - \$ 1,350,698	Dwelling Strs – \$ 1,247,500	Dwelling Strs - \$1,440,000
HA Wide		Dwelling Equipment - \$100,00	Dwelling Equipment - \$ 100,000	Dwelling Equipment - \$100,000	Dwelling Equipment – \$93,000
HA Wide		Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000
HA Wide		Contingency - \$ 50,149	Contingency - \$ 63,804	Contingency - \$ 108,804	Contingency - \$ 96,502
HA Wide					
40 -02 Haywood brooks		0	0	0	0
40-03 Hyde/Glenwild		0	0	0	0
40-04 Ladnier/Jones		0	0	0	0
40-06 Ted Hinson		0	0	1470 Off. upgrade 173,198	0
40-10 Hillcrest/Northside		0	0	0	0
40-12 Haywood Brooks		0	0	0	0
40-13 Wash/Roosevelt Apt		0	0	0	0
40-15 Charles Warner		1470-Maint. Bldg upgrade –600,000	1470 Office upgrade – 115,000	0	0
40-16 Jones / Cole Apts.		0	0	0	0
40-18 L C Jones Addition		0	0	0	0
40-20 Bayou Cassotte		0	0	0	0
40-24 Juan De Cuevas		0	0	0	0
40-26 Pecan Circle		0	0	0	0
40-27 Henry C Patterson		0	0	0	0
40-28 Hillsdale		0	0	0	0

40-29 Willow Creek		0	0	0	0
40-30 Belleville		0	0	0	0
40-32 Dan Stepney		0	0	0	0
40-33 Camelot		0	0	0	0
40-34 Guice Place		0	0	0	0
40-35 Baywood Apt.		0	0	0	0
40-36 Village Apt.		0	0		0
40-37 Camille Village		0	0	0	0
40-38 Lumberton HA					
Physical Improvements Subtotal		\$ 3,056,474	\$ 3,056,474	\$ 3,056,474	\$ 3,056,474

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2005 FFY Grant: PHA FY: 2005			Activities for Year: 2006 FFY Grant: PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA Wide	<i>1406 Operations</i>	350,000	HA Wide	<i>1406 Operations</i>	500,000
	HA Wide	<i>1408 Management Imp.</i>	265,000	HA Wide	<i>1408 Management Imp</i>	280,000
	HA Wide	<i>1410 Administration</i>	300,000	HA Wide	<i>1410 Administration</i>	305,647
	HA Wide	<i>1411 Audit</i>	1000	HA Wide	<i>1411 Audit</i>	1000
	HA Wide	<i>1430 Fee and Costs</i>	215,325	HA Wide	<i>1430 Fees & Costs</i>	215,325
	HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	100,000
	HA Wide	<i>1465.1 Dwelling Equip</i>	100,000	HA Wide	<i>1465.1 Dwelling Equip</i>	100,000
	HA Wide	<i>1495 Relocation Costs</i>	25,000	HA Wide	<i>1495 Relocation Costs</i>	25,000
	H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>1501 Bond Debt Service</i>	0
	HA Wide	<i>1502 Contingency</i>	50,149	HA Wide	<i>1502 Contingency</i>	63,804
Annual	40-15 Charles Warner	<i>1470 Remodel Office / maintenance</i>	600,000	<i>40-18 Jones Addition</i>	<i>1460 Interior Renovations</i>	1,185,698
Statement	H/A Wide	1460 Interior Painting	100,000	H/A Wide	<i>1460 Interior Painting</i>	100,000
	40-04 W M Ladnier	1460 Install Central Heat/Air, Elect. upgrade	1,000,000	40-30 Belleville	1460 electrical upgrades	65,000

				40-15 Charles Warner	1470 Office Upgrade	115,000
			\$3,056,474			\$ 3,056,474

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2007 FFY Grant: PHA FY: 2007			Activities for Year: 2008 FFY Grant: PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	1406 Operations	500,000	HA Wide	1406 Operations	500,000
HA Wide	1408 Management Imp	280,000	HA Wide	1408 Operations	280,000
HA Wide	1410 Administration	305,647	HA Wide	1410 Administration	305,647
HA Wide	1411 CGP Audit	1000	HA Wide	1411 CGP Audit	1000
HA Wide	1430 Fees & Costs	215,325	HA Wide	1430 Fees & Costs	215,325
HA Wide	1450 Site Improvement	100,000	HA Wide	1450 Site Improvement	100,000
HA Wide	1465.1 Stoves/Ref/AC	100,000	HA Wide	1465.1 Stoves,ref/AC	95,000
HA Wide	1495.1 Relocation Costs	25,000	HA Wide	1495.1 Relocation Costs	25,000
H/A Wide	1501 Bond Debt Service	0	HA Wide	Bond Debt Service	0
HA Wide	1502 Contingency	108,804	HA Wide	1502 Contingency	146,502
HA Wide	1460 Paint interiors	100,000	40-38 Lumberton	1460- bath upgrades	315,000
40-36 Village Apts.	1460 Kitchen upgrades	250,000	HA Wide	1460 Painting interiors	100,000
40-24 Juan De Cuevas	1460 Kitchen upgrades	200,000	40-29 Willow Creek	1460 – Kitchen upgrades	288,000
40-20 Bayou Cassotte	1460 Kitchen upgrades	227,500	40-38 Lumberton	1460 – Replace roofs	560,000
40-38 Lumberton	1460 Kitchen upgrades	300,000	40-33 Camelot	1460-Kitchen upgrades	125,000
40-03 Hyde/Glen	1460 Replace roofs	170,000			
40-06 Ted Hinson	1470 Office upgrade	173,198			

		\$3,056,474			\$3,056,474

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103			Federal FY of Grant:
		Capital Fund Program Grant No:			
		Replacement Housing Factor Grant No:			2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	350,000	540,000	540,000	540,000
3	1408 Management Improvements	265,000	350,000	123,502.39	123,502.39
4	1410 Administration	300,000	270,025	132,371.62	132,371.62
5	1411 Audit	1000	1000	0	0
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	215,325	200,000	35,714.38	35,714.38
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000	50,000	1,050	1,050
10	1460 Dwelling Structures	1,000,000	610,181	37,199.06	37,199.06
11	1465.1 Dwelling Equipment—Non-expendable	100,000	50,000		0
12	1470 Non-dwelling Structures	600,000	564,000		0
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	100,000	0	0	
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	25,000	25,000	25.00	25.
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	50,149	40,050	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,056,474	2,700,256	869,862.45	869,862.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and Evaluation Report for Period Ending: 6/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	Operations	1406	1	350,000	540,000	540,000	540,000	Complete	
HA/Wide	Staff Development	1408	0	20,000	20,000	3837.10	3,837.10	On going	
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	20,000	20,000	0	0		
HA/Wide	Resident Advisory Board	1408	4	10,000	10,000	0	0		
HA/Wide	Resident Int. Cord. N. Salary	1408.3	1	36,456	36,456	14,400.96	14,400.96	On going	
HA/Wide	Resident Int. Cord. S. Salary	1408.3	1	36,320	36,320	10,573.44	10,573.44	On going	
HA/Wide	Data Entry Clerk W/O System Salary	1408.5	1	26,143	26,143	12,271.68	12,271.68	On going	
HA/Wide	HQS Inspector Salary	1408.4	1	38,903	38,903	15,969.60	15,969.60	On going	
HA/Wide	HQS Inspector Salary	1408.4	1	31,474	31,474	15,969.60	15,969.60	On going	
HA/Wide	Investigator S. Salary	1408.1	1	47,219	47,219	17,838.72	17,838.72	On going	
HA/Wide	Investigator N. Salary s 60% Add 40% will be paid by Section 8 Program	1408.1	1	0		0	0		
HA/Wide	CGP Work Inspection Salary	1408.6	1	39,123	39,123	8519.52	8519.52	On going	
HA/Wide	Employee Benefits	1408	8	0	69,000	32,641.29	32,641.29	On going	
HA/Wide	Admin. Expenses (Supplies @.0003% of Grant)	1410	1	12,600	12,600	8812.47	8,812.47	On going	
HA/Wide	Clerk of Works Salary	1410.1	1	46,857	46,857	23,175.36	23,175.36	On going	
HA/Wide	CGP Data Processor Salary @50%	1410.1	1	13,726	13,726	7,020.48	7,020.48	On going	
HA/Wide	Regional CGP Cord. Salary @ 75%	1410.1	1	34,383	34,383	25,888.32	25,888.32	On going	
HA/Wide	CEO Salary @ 33%	1410.1	1	33,223	33,223	20,126.93	20,126.93	On going	
HA/Wide	Accounting Salary @ 25%	1410.1	1	14,668	14,668	6,150.96	6,150.96	On going	
HA/Wide	Benefits for 1410 Salaries	1410.9	1	75,000	75,000	32,677.58	32,677.58	On going	

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	CGP Audit	1411	1	1,000	1,000	0	0		
HA/Wide	A & E for CGP	1430	1	215,325	200,000	35,714.38	35,714.38	On going	
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	100,000	50,000	0	0		
HA/Wide	Relocation Cost	1495.1		25,000	25,000	25.00	25.00	On going	
HA/Wide	Contingency	1502	1	50,149	40,050	0	0		
40-15 Charles Warner	Remodel Office/Maintenance	1470	1	600,000	564,000	0	0		
HA/Wide	Painting Contract	1460		100,000	100,000	13,516.70	13,516.70	On going	
HA/Wide	Landscaping	1450		50,000	50,000	1,050.00	1,050.00	On going	
40-04 W.M Ladnier	Interior renovations, kitchen,baths	1460	32	900,000	510,181	0	0		
HA/Wide	A/C Filter change	1460			75,000	23,682.36	23,682.36	On going	
	Debt Service	1501			0	0			
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460			0				
40-02 Lewis/Brooks	Interior Painting	1460			0	0			
40-02 Lewis/Brooks	504 Upgrades	1460			0	0			
40-02 Lewis/ Brooks	Infrastructure Repairs	1450			0	0			
40-02 Lewis/Brooks	Landscaping	1450			0	0			
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460				0			
40-03 Hyde/Glen	Interior Painting	1460			0	0			
40-03 Hyde/Glen	504 Upgrades	1460			0	0			
40-03 Hyde/Glen	Infrastructure repairs	1450			0	0			
40-03 Hyde/Glen	Landscaping	1450			0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-04 Lad/Jones	Interior Painting	1460		0	0			
40-04 Lad/Jones	504 Upgrades	1460		0	0			
40-04 Lad/Jones	Infrastructure repairs	1450		0	0			
40-04 Lad/Jones	Landscaping	1450		0	0			
40-06 Hinson Homes	Landscaping	1450		0	0			
40-06 Hinson Homes	Interior Painting	1460		0	0			
40-06 Hinson Homes	Asbestos Abatement	1460		0	0			
40-06 Hinson Homes	Infrastructure repairs	1450		0	0			
40-06 Hinson Homes	504 Upgrades	1460		0	0			
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0	0			
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-10 Hill/Northside	Interior Painting	1460		0	0			
40-10 Hill/Northside	504 Upgrades	1460		0	0			
40-10 Hill/Northside	Infrastructure repairs	1450		0	0			
40-10 Hill/Northside	Landscaping	1450		0	0			
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-12 Brooks Add	Interior Painting	1460		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-12 Brooks Add	504 Upgrades	1460		0	0			
40-12 Brooks Add	Infrastructure repairs	1450		0	0			
40-12 Brooks Add	Landscaping	1450		0	0			
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-13 Wash/Roos Hts	Interior Painting	1460		0	0			
					0			
40-13 Wash/Roos Hts	Landscaping	1450		0	0			
40-13 Wash/Roos Hts	Infrastructure repairs	1450		0	0			
40-13 Wash/Roos	504 upgrades	1460		0	0			
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-15 Warner Homes	Interior Painting	1460		0	0			
40-15 Warner Homes	504 upgrades	1460		0	0			
40-15 Warner Homes	Infrastructure repairs	1450		0	0			
40-15 Warner Homes	Landscaping	1450		0	0			
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-16 Jones/Cole	Interior Painting	1460		0	0			
40-16 Jones/Cole	504 upgrades	1460		0	0			
40-16 Jones/Cole	Infrastructure repairs	1450		0	0			
40-16 Jones/Cole	Landscaping	1450		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-18 Jones Add	Interior Painting	1460		0	0			
40-18 Jones Add	504 upgrades	1460		0	0			
40-18 Jones Add	Infrastructure repairs	1450		0	0			
40-18 Jones Add	Landscaping	1450		0	0			
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-20 Bayou Cass	Interior Painting	1460		0	0			
40-20 Bayou Cass	504 upgrades	1460		0	0			
40-20 Bayou Cass	Infrastructure repairs	1450		0	0			
40-20 Bayou Cass	Landscaping	1450		0	0			
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-24 Juan DeCuevas	Interior Painting	1460		0	0			
40-24 Juan DeCuevas	504 upgrades	1460		0	0			
40-24 Juan DeCuevas	Infrastructure repairs	1450		0	0			
40-24 Juan DeCuevas	Landscaping	1450		0	0			
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-26 Pecan Circle	Interior Painting	1460		0	0			
40-26 Pecan Circle	Infrastructure upgrades	1450		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-26 Pecan Circle	504 upgrades	1460		0	0			
40-26 Pecan Circle	Landscaping	1450		0	0			
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-27 HC Patterson	Interior Painting	1460		0	0			
40-27 HC Patternson	504 upgrades	1460		0	0			
40-27 HC Patternson	Infrastructure repairs	1450		0	0			
40-27 HC Patterson	Landscaping	1450		0	0			
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-28 Hillsdale	Interior Painting	1460		0	0			
40-28 Hillsdale	504 upgrades	1460		0	0			
40-28 Hillsdale	Infrastructure repairs	1450		0	0			
40-28 Hillsdale	Landscaping	1450		0	0			
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-29 Willow Creek	Interior Painting	1460		0	0			
40-29 Willow Creek	504 upgrades	1460		0	0			
40-29 Willow Creek	Infrastructure repairs	1450		0	0			
40-29 Willow Creek	Landscaping	1450		0	0			
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-30 Belleville	Repair Work on Exterior stairs	1460		0	0			
40-30 Belleville	Interior Painting	1460		0	0			
40-30 Belleville	504 upgrades	1460		0	0			
40-30 Belleville	Infrastructure repairs	1450		0	0			
40-30 Belleville	Landscaping	1450		0	0			
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-32 Dan Stepney	Interior Painting	1460		0	0			
40-32 Dan Stepney	504 upgrades	1460		0	0			
40-32 Dan Stepney	Infrastructure repairs	1450		0	0			
40-32 Dan Stepney	Landscaping	1450		0	0			
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-33 Camelot/Lewis	Interior Painting	1460		0	0			
40-33 Camelot/Lewis	504 upgrades	1460		0	0			
40-33 Camelot/Lewis	Infrastructure repairs	1450		0	0			
40-33 Camelot/Lewis	Landscaping	1450		0	0			
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-34 Guice Place	Interior Painting	1460		0	0			
40-34 Guice Place	504 upgrades	1460		0	0			
40-34 Guice Place	Infrastructure repairs	1450		0	0			
40-34 Guice Place	Landscaping	1450		0	0			

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 VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-35 Baywood	Repair work on Exterior Stairs	1460		0	0			
40-35 Baywood	Interior Painting	1460		0	0			
40-35 Baywood	504 upgrades	1460		0	0			
40-35 Baywood	Infrastructure repairs	1450		0	0			
40-35 Baywood	Landscaping	1450		0	0			
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-36 Village	Interior Painting	1460		0	0			
40-36 Village	504 upgrades	1460		0	0			
40-36 Village	Landscaping	1450		0	0			
40-36 Village	Infrastructure repairs	1450		0	0			
40-36 Village	Repair Work on Exterior Stairs	1460		0	0			
40-38 Frank Lee Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-38 Frank Lee Hms	Interior Painting	1460		0	0			
40-38 Frank Lee Hms	504 upgrades	1460		0	0			
40-38 Frank Lee Hms	Infrastructure repairs	1450		0	0			
40-38 Frank Lee Hms	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Operations	2/16/07	8/15/07		9/16/08	8/15/09			
Staff Development & Training	2/16/07	8/15/07		9/16/08	8/15/09			
Computer Upgrades Central Office & Sites	2/16/07	8/15/07		9/16/08	8/15/09			
Resident Initiative Cord. N. Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
Resident Initiative Cord. S. Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
Data Entry Clerk (W/O System) Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
HQS Inspector Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
HQS Inspector Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
Investigator S. Salary & Benefits	2/16/07	8/15/07		9/16/08	8/15/09			
Investigator N. Salary & Benefits @ 60% Add. 40% will be paid by Section 8 Program	2/16/07	8/15/07		9/16/08	8/15/09			
Admin. Expenses (Supplies @ .0003% of Grant)	2/16/07	8/15/07		9/16/08	8/15/09			
Clerk Of Works Salary	2/16/07	8/15/07		9/16/08	8/15/09			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CGP Work Inspection Salary	2/16/07	8/15/07		9/16/08	8/15/09			
CGP Data Processor Salary	2/16/07	8/15/07		9/16/08	8/15/09			
Regional CGP Cord. Salary @ 75%	2/16/07	8/15/07		9/16/08	8/15/09			
CEO Salary @ 33%	2/16/07	8/15/07		9/16/08	8/15/09			
Accounting Salary @ 25%	2/16/07	8/15/07		9/16/08	8/15/09			
Benefits for 1410 Salaries	2/16/07	8/15/07		9/16/08	8/15/09			
CGP Audit	2/16/07	8/15/07		9/16/08	8/15/09			
A & E for CGP	2/16/07	8/15/07		9/16/08	8/15/09			
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	2/16/07	8/15/07		9/16/08	8/15/09			
Relocation Cost	2/16/07	8/15/07		9/16/08	8/15/09			
Contingency	2/16/07	8/15/07		9/16/08	8/15/09			
Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-02 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-02 Lewis/Brooks Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-02 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-02 Lewis/Brooks Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07	8/15/07		9/16/08	8/15/09			
40-03 Hyde/Glen Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-03 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-03 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-03 Hyde/Glen Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-04 Lad/Jones Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-04 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-04 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-04 Lad/Jones Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-06 Hinson Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-06 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-06 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-06 asbestos abatement	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-06 Hinson Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07	8/15/07		9/16/08	8/15/09			
40-10 Hill Northside Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-10 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-10 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-10 Hill/ Northside Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-12 Brooks Addition Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-12 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-12 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-12 Brooks Addition Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07	8/15/07		9/16/08	8/15/09			
40-13 Wash/Roos Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-13 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-13 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-13 Wash/Roos Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-15 Warner Homes Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-15 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-15 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-15 Warner Homes Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-16 Jones / Cole Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-16 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-16 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-16 Jones / Cole Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-18 Jones Addition Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-18 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-18 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-18 Jones Addition	2/16/07	8/15/07		9/16/08	8/15/09			
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-20 Bayou Cassotte Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-20 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-20 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-20 Bayou Cassotte Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-24 Juan De Cuevas Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09		
40-24 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09		
40-24 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09		
40-24 Juan De Cuevas Landscaping	2/16/07	8/15/07		9/16/08	8/15/09		
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09		
40-26 Pecan Circle Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09		
40-26 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09		
504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09		
40-26 Pecan Circle Landscaping	2/16/07	8/15/07		9/16/08	8/15/09		
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-27 HC Patterson Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-27 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-27 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-27 HC Patterson Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-28 Hillsdale Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-28 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-28 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-28 Hillsdale Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-29 Willow Creek Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-29 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-29 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-29 Willow Creek Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-30 Belleville Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-30 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-30 exterior stairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-30 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-30 Belleville Landscaping	2/16/07	8/15/07		9/16/08	8/15/09		
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09		
40-32 Dan Stepney Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09		
40-32 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09		
40-32 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09		
40-32 Dan Stepney Landscaping	2/16/07	8/15/07		9/16/08	8/15/09		
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09		
40-33 Camelot Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09		
40-33 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-33 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-33 Camelot Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-34 Guice Place Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-34 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-34 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-34 Guice Place Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-35 Baywood Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-35 Baywood Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-35 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-35 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-35 Baywood Exterior Stairs Repair	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 Village Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 Village Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-36 Village Exterior Stair Repair	2/16/07	8/15/07		9/16/08	8/15/09			
40-38 Frank Lee Homes Landscaping	2/16/07	8/15/07		9/16/08	8/15/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-38 Frank Lee Homes Interior Painting	2/16/07	8/15/07		9/16/08	8/15/09			
40-38 Infrastructure repairs	2/16/07	8/15/07		9/16/08	8/15/09			
40-38 504 upgrades	2/16/07	8/15/07		9/16/08	8/15/09			
40-38 Frank Lee Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07	8/15/07		9/16/08	8/15/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01
Development Number/Name/HA- Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009	
HA Wide	Annual Statement	Operations - \$540,000	Operations - \$540,000	Operations - \$540,000	Operations - \$540,000	
HA Wide		Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000	
HA Wide		Administration - \$270,025	Administration - \$270,025	Administration - \$270,025	Administration - \$270,025	
HA Wide		Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	
HA Wide		Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000	
HA Wide		Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000	
HA Wide		Dwelling Structures - \$1,049,231	Dwelling Structures - \$1,179,231	Dwelling Structures - \$1,114,231	Dwelling Structures - \$1,114,231	
HA Wide		Dwelling Equipment - \$50,000	Dwelling Equipment - \$35,000	Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000	
HA Wide		Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	
		Debt payment - \$0	Debt payment - \$0	Debt Payment - \$0	Debt payment - \$0	
HA Wide		Contingency - \$50,000	Contingency - \$50,000	Contingency - \$100,000	Contingency - \$100,000	
HA Wide		Emergency Hurricane Repairs - \$0	Emergency Hurricane Repairs - \$0	Emergency Hurricane Repairs \$0	Emergency Hurricane Repairs - \$0	
HA Wide		Non-dwelling structures - \$115,000				
Physical Improvements Subtotal		\$2,700,256	\$2,700,256	\$2,700,256	\$2,700,256	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA Wide	<i>1406 Operations</i>	540,000	HA Wide	<i>1406 Operations</i>	540,000
	HA Wide	<i>1408 Management Imp.</i>	350,000	HA Wide	<i>1408 Management Imp</i>	350,000
	HA Wide	<i>1410 Administration</i>	270,025	HA Wide	<i>1410 Administration</i>	270,025
	HA Wide	<i>1411 Audit</i>	1000	HA Wide	<i>1411 Audit</i>	1000
	HA Wide	<i>1430 Fee and Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
	HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
	HA Wide	<i>1465.1 Dwelling Equip</i>	50,000	HA Wide	<i>1465.1 Dwelling Equip</i>	35,000
	HA Wide	<i>1495 Relocation Costs</i>	25,000	HA Wide	<i>1495 Relocation Costs</i>	25,000
	H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>1501 Bond Debt Service</i>	0
	HA Wide	<i>1502 Contingency</i>	50,000	HA Wide	<i>1502 Contingency</i>	50,000
An				<i>40-20 Bayou Cassotte</i>	<i>1460 Kitchen Cabinets</i>	0
nual						
Statement	H/A Wide	1460 Interior Painting	100,000	H/A Wide	<i>1460 Interior Painting</i>	100,000
	40-04 LC Jones/Ladnier	1460 Interior Renovations	949,231	40-04 LC Jones	1460 Interior Renovations	1,079,231

	HA Wide	1460 Emergency Hurricane Repairs	0	HA Wide	1460 Emergency Hurricane Repairs	0
	40-38 Frank Lee Hms	1460 Install A/C	0	HA Wide	1460 Floors	0
			0	40-04 WM Ladnier	1470 Office	0
	40-15 Warner	1470 Remodel Office	115,000	HA Wide	1460 Cabinets	0
			0			0
Total CFP Estimated Cost			\$2,700,256			\$2,700,256

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	<i>1406 Operations</i>	540,000	HA Wide	<i>1406 Operations</i>	540,000
HA Wide	<i>1408 Management Imp</i>	350,000	HA Wide	<i>1408 Operations</i>	350,000
HA Wide	<i>1410 Administration</i>	270,025	HA Wide	<i>1410 Administration</i>	270,025
HA Wide	<i>1411 CGP Audit</i>	1000	HA Wide	<i>1411 CGP Audit</i>	1000
HA Wide	<i>1430 Fees & Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
HA Wide	<i>1465.1 Stoves/REF/AC</i>	50,000	HA Wide	<i>1465.1 Stoves,ref/AC</i>	50,000
HA Wide	<i>1495.1 Relocation Costs</i>	25,000	HA Wide	<i>1495.1 Relocation Costs</i>	25,000
H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>Bond Debt Service</i>	0
HA Wide	<i>1502 Contingency</i>	100,000	HA Wide	<i>1502 Contingency</i>	100,000
40-15 Charles Warner	<i>1460 Interior Renovations</i>	1,014,231	H/A Wide	<i>1460 Interior Painting</i>	100,000
<i>40-38 Frank Lee Homes</i>	1460 Roofs	0	<i>40-15 Charles Warner</i>	<i>1460 Interior Renovations</i>	1,014,231
HA Wide	1460 Emergency Hurricane Repairs	0	HA Wide	1460 Emergency Hurricane Repairs	0
			40-04 LC Jones	1470 Office remodel	0
			40-35 Baywood Homes	1460 Balcony repairs	0
H/A Wide	1460 Interior Painting	100,000			0
					0
					0

					0
					0
					0
Total CFP Estimated Cost		\$2,700,256			\$2,700,256

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	463,406			
3	1408 Management Improvements	317,902			
4	1410 Administration	231,520			
5	1411 Audit	1000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	200,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	900,000			
11	1465.1 Dwelling Equipment—Non-expendable	50,000			
12	1470 Non-dwelling Structures	40,000			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	25,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	38,204			
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,317,032			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and 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
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Operations	1406	1	463,406				
HA/Wide	Staff Development	1408	0	20,000				
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	20,000				
HA/Wide	Resident Advisory Board	1408	4	10,000				
HA/Wide	Resident Int. Cord. N. Salary	1408.3	1	33,102				
HA/Wide	Resident Int. Cord. S. Salary	1408.3	1	24,304				
HA/Wide	Data Entry Clerk W/O System Salary	1408.5	1	32,500				
HA/Wide	HQS Inspector Salary	1408.4	1	36,708				
HA/Wide	HQS Inspector Salary	1408.4	1	36,708				
HA/Wide	Investigator S. Salary	1408.1	1	41,004				
HA/Wide	Investigator N. Salary s 60% Add 40% pd by Section 8 Program	1408.1	1	0				
HA/Wide	CGP Work Inspection Salary	1408.6	1	0				
HA/Wide	Employee Benefits	1408	8	63,576				
HA/Wide	Admin. Expenses (Supplies @.0003% of Grant)	1410	1	6,300				
HA/Wide	Clerk of Works Salary	1410.1	1	53,271				
HA/Wide	CGP Data Processor Salary @40%	1410.1	1	14,523				
HA/Wide	Regional CGP Cord. Salary @ 40%	1410.1	1	35,704				
HA/Wide	CEO Salary @ 30%	1410.1	1	44,876				
HA/Wide	Accounting Salary @ 25%	1410.1	1	14,138				
HA/Wide	Benefits for 1410 Salaries	1410.9	1	62,708				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	CGP Audit	1411	1	1000				
HA/Wide	A & E for CGP	1430	1	200,000				
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	50,000				
HA/Wide	Relocation Cost	1495.1		25,000				
HA/Wide	Contingency	1502	1	38,204				
HA/Wide	Painting Contract	1460		100,000				
HA/Wide	Landscaping	1450	1	50,000				
40-38 Frank Lee	Interior / Exterior upgrades	1460	68	800,000				
HA-Wide	Non-Dwelling Structure	1470	1	40,000				
	Debt Service	1501	0	0				
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-02 Lewis/Brooks	Interior Painting	1460		0				
40-02 Lewis/Brooks	504 Upgrades	1460		0				
40-02 Lewis/ Brooks	Infrastructure Repairs	1450		0				
40-02 Lewis/Brooks	Hurricane Repairs	1460		0				
40-02 Lewis/Brooks	Landscaping	1450		0				
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-03 Hyde/Glen	Interior Painting	1460		0				
40-03 Hyde/Glen	504 Upgrades	1460		0				
40-03 Hyde/Glen	Infrastructure repairs	1450		0				
40-03 Hyde/Glen	Hurricane repairs	1460		0				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-03 Hyde/Glen	Landscaping	1450		0				
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-04 Lad/Jones	Interior Painting	1460		0				
40-04 Lad/Jones	504 Upgrades	1460		0				
40-04 Lad/Jones	Infrastructure repairs	1450		0				
40-04 Lad/Jones	Hurricane repairs	1460		0				
40-04 Lad/Jones	Landscaping	1450		0				
40-06 Hinson Homes	Landscaping	1450		0				
40-06 Hinson Homes	Interior Painting	1460		0				
40-06 Hinson Homes	Asbestos Abatement	1460		0				
40-06 Hinson Homes	Hurricane repairs	1460		0				
40-06 Hinson Homes	Infrastructure repairs	1450		0				
40-06 Hinson Homes	504 Upgrades	1460		0				
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0				
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-10 Hill/Northside	Interior Painting	1460		0				
40-10 Hill/Northside	504 Upgrades	1460		0				
40-10 Hill/Northside	Infrastructure repairs	1450		0				
40-10 Hill/Northside	Hurricane repairs	1460		0				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-10 Hill/Northside	Landscaping	1450		0				
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-12 Brooks Add	Interior Painting	1460		0				
40-12 Brooks Add	504 Upgrades	1460		0				
40-12 Brooks Add	Infrastructure repairs	1450		0				
40-12 Brooks Add	Hurricane repairs	1460		0				
40-12 Brooks Add	Landscaping	1450		0				
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-13 Wash/Roos Hts	Interior Painting	1460		0				
40-13 Wash/Roos Hts	Landscaping	1450		0				
40-13 Wash/Roos Hts	Infrastructure repairs	1450		0				
40-13 Wash/Roos Hts	Hurricane repairs	1460		0				
40-13 Wash/Roos	504 upgrades	1460		0				
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-15 Warner Homes	Interior Painting	1460		0				
40-15 Warner Homes	504 upgrades	1460		0				
40-15 Warner Homes	Infrastructure repairs	1450		0				
40-15 Warner Homes	Hurricane repairs	1460		0				
40-15 Warner Homes	Landscaping	1450		0				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-16 Jones/Cole	Interior Painting	1460		0				
40-16 Jones/Cole	504 upgrades	1460		0				
40-16 Jones/Cole	Infrastructure repairs	1450		0				
40-16 Jones/Cole	Hurricane repairs	1460		0				
40-16 Jones/Cole	Landscaping	1450		0				
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-18 Jones Add	Interior Painting	1460		0				
40-18 Jones Add	504 upgrades	1460		0				
40-18 Jones Add	Infrastructure repairs	1450		0				
40-18 Jones Add	Hurricane repairs	1460		0				
40-18 Jones Add	Landscaping	1450		0				
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-20 Bayou Cass	Interior Painting	1460		0				
40-20 Bayou Cass	504 upgrades	1460		0				
40-20 Bayou Cass	Infrastructure repairs	1450		0				
40-20 Bayou Cass	Hurricane repairs	1460		0				
40-20 Bayou Cass	Landscaping	1450		0				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-24 Juan DeCuevas	Interior Painting	1460		0				
40-24 Juan DeCuevas	504 upgrades	1460		0				
40-24 Juan DeCuevas	Infrastructure repairs	1450		0				
40-24 Juan DeCuevas	Hurricane repairs	1460		0				
40-24 Juan DeCuevas	Landscaping	1450		0				
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-26 Pecan Circle	Interior Painting	1460		0				
40-26 Pecan Circle	Infrastructure upgrades	1450		0				
40-26 Pecan Circle	504 upgrades	1460		0				
40-26 Pecan Circle	Hurricane repairs	1460		0				
40-26 Pecan Circle	Landscaping	1450		0				
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-27 HC Patterson	Interior Painting	1460		0				
40-27 HC Patterson	504 upgrades	1460		0				
40-27 HC Patterson	Infrastructure repairs	1450		0				
40-27 HC Patterson	Hurricane repairs	1460		0				
40-27 HC Patterson	Landscaping	1450		0				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-28 Hillsdale	Interior Painting	1460		0				
40-28 Hillsdale	504 upgrades	1460		0				
40-28 Hillsdale	Infrastructure repairs	1450		0				
40-28 Hillsdale	Hurricane repairs	1460		0				
40-28 Hillsdale	Landscaping	1450		0				
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-29 Willow Creek	Interior Painting	1460		0				
40-29 Willow Creek	504 upgrades	1460		0				
40-29 Willow Creek	Infrastructure repairs	1450		0				
40-29 Willow Creek	Hurricane repairs	1460		0				
40-29 Willow Creek	Landscaping	1450		0				
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-30 Belleville	Repair Work on Exterior stairs	1460		0				
40-30 Belleville	Interior Painting	1460		0				
40-30 Belleville	504 upgrades	1460		0				
40-30 Belleville	Infrastructure repairs	1450		0				
40-30 Belleville	Hurricane repairs	1460		0				
40-30 Belleville	Landscaping	1450		0				

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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-32 Dan Stepney	Interior Painting	1460		0				
40-32 Dan Stepney	504 upgrades	1460		0				
40-32 Dan Stepney	Infrastructure repairs	1450		0				
40-32 Dan Stepney	Hurricane repairs	1460		0				
40-32 Dan Stepney	Landscaping	1450		0				
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-33 Camelot/Lewis	Interior Painting	1460		0				
40-33 Camelot/Lewis	504 upgrades	1460		0				
40-33 Camelot/Lewis	Infrastructure repairs	1450		0				
40-33 Camelot/ Lewis	Hurricane repairs	1460		0				
40-33 Camelot/Lewis	Landscaping	1450		0				
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-34 Guice Place	Interior Painting	1460		0				
40-34 Guice Place	504 upgrades	1460		0				
40-34 Guice Place	Infrastructure repairs	1450		0				
40-34 Guice Place	Hurricane repairs	1460		0				
40-34 Guice Place	Landscaping	1450		0				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-35 Baywood	Repair work on Exterior Stairs	1460		0				
40-35 Baywood	Interior Painting	1460		0				
40-35 Baywood	504 upgrades	1460		0				
40-35 Baywood	Infrastructure repairs	1450		0				
40-35 Baywood	Hurricane repairs	1460		0				
40-35 Baywood	Landscaping	1450		0				
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-36 Village	Interior Painting	1460		0				
40-36 Village	504 upgrades	1460		0				
40-36 Village	Landscaping	1450		0				
40-36 Village	Hurricane repairs	1460		0				
40-36 Village	Infrastructure repairs	1450		0				
40-36 Village	Repair Work on Exterior Stairs	1460		0				
40-38 Frank Lee Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-38 Frank Lee Hms	Interior Painting	1460		0				
40-38 Frank Lee Hms	504 upgrades	1460		0				
40-38 Frank Lee Hms	Infrastructure repairs	1450		0				
40-38 Frank Lee Hms	Hurricane repairs	1460		0				
40-38 Frank Lee Hms	Landscaping	1450		0				

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Operations	8/18/09			8/18/11				
Staff Development & Training	8/18/09			8/18/11				
Computer Upgrades Central Office & Sites	8/18/09			8/18/11				
Resident Initiative Cord. N. Salary & Benefits	8/18/09			8/18/11				
Resident Initiative Cord. S. Salary & Benefits	8/18/09			8/18/11				
Data Entry Clerk (W/O System) Salary & Benefits	8/18/09			8/18/11				
HQS Inspector Salary & Benefits	8/18/09			8/18/11				
HQS Inspector Salary & Benefits	8/18/09			8/18/11				
Investigator S. Salary & Benefits	8/18/09			8/18/11				
Investigator N. Salary & Benefits @ 60% Add. 40% will be paid by Section 8 Program	8/18/09			8/18/11				
Admin. Expenses (Supplies @ .0003% of Grant)	8/18/09			8/18/11				
Clerk Of Works Salary	8/18/09			8/18/11				

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CGP Work Inspection Salary	8/18/09			8/18/11				
CGP Data Processor Salary	8/18/09			8/18/11				
Regional CGP Cord. Salary @ 75%	8/18/09			8/18/11				
CEO Salary @ 33%	8/18/09			8/18/11				
Accounting Salary @ 25%	8/18/09			8/18/11				
Benefits for 1410 Salaries	8/18/09			8/18/11				
CGP Audit	8/18/09			8/18/11				
A & E for CGP	8/18/09			8/18/11				
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	8/18/09			8/18/11				
Relocation Cost	8/18/09			8/18/11				
Contingency	8/18/09			8/18/11				
Interior Painting	8/18/09			8/18/11				
Landscaping	8/18/09			8/18/11				

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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-02 504 upgrades	8/18/09			8/18/11			
40-02 Lewis/Brooks Interior Painting	8/18/09			8/18/11			
40-02 Infrastructure repairs	8/18/09			8/18/11			
40-02 Lewis/Brooks Landscaping	8/18/09			8/18/11			
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	8/18/09			8/18/11			
40-03 Hyde/Glen Interior Painting	8/18/09			8/18/11			
40-03 Infrastructure repairs	8/18/09			8/18/11			
40-03 504 upgrades	8/18/09			8/18/11			
40-03 Hyde/Glen Landscaping	8/18/09			8/18/11			

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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-04 Lad/Jones Interior Painting	8/18/09			8/18/11			
40-04 Infrastructure repairs	8/18/09			8/18/11			
40-04 504 upgrades	8/18/09			8/18/11			
40-04 Lad/Jones Landscaping	8/18/09			8/18/11			
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-06 Hinson Interior Painting	8/18/09			8/18/11			
40-06 Infrastructure repairs	8/18/09			8/18/11			
40-06 504 upgrades	8/18/09			8/18/11			
40-06 asbestos abatement	8/18/09			8/18/11			

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Part III: Implementation Schedule

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-06 Hinson Landscaping	8/18/09			8/18/11			
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	8/18/09			8/18/11			
40-10 Hill Northside Interior Painting	8/18/09			8/18/11			
40-10 Infrastructure repairs	8/18/09			8/18/11			
40-10 504 upgrades	8/18/09			8/18/11			
40-10 Hill/ Northside Landscaping	8/18/09			8/18/11			
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-12 Brooks Addition Interior Painting	8/18/09			8/18/11			
40-12 Infrastructure repairs	8/18/09			8/18/11			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-12 504 upgrades	8/18/09			8/18/11				
40-12 Brooks Addition Landscaping	8/18/09			8/18/11				
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	8/18/09			8/18/11				
40-13 Wash/Roos Interior Painting	8/18/09			8/18/11				
40-13 Infrastructure repairs	8/18/09			8/18/11				
40-13 504 upgrades	8/18/09			8/18/11				
40-13 Wash/Roos Landscaping	8/18/09			8/18/11				
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-15 Warner Homes Interior Painting	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-15 Infrastructure repairs	8/18/09			8/18/11				
40-15 504 upgrades	8/18/09			8/18/11				
40-15 Warner Homes Landscaping	8/18/09			8/18/11				
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-16 Jones / Cole Interior Painting	8/18/09			8/18/11				
40-16 Infrastructure repairs	8/18/09			8/18/11				
40-16 504 upgrades	8/18/09			8/18/11				
40-16 Jones / Cole Landscaping	8/18/09			8/18/11				
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-18 Jones Addition Interior Painting	8/18/09			8/18/11				
40-18 504 upgrades	8/18/09			8/18/11				
40-18 Infrastructure repairs	8/18/09			8/18/11				
40-18 Jones Addition	8/18/09			8/18/11				
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-20 Bayou Cassotte Interior Painting	8/18/09			8/18/11				
40-20 Infrastructure repairs	8/18/09			8/18/11				
40-20 504 upgrades	8/18/09			8/18/11				
40-20 Bayou Cassotte Landscaping	8/18/09			8/18/11				
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-24 Juan De Cuevas Interior Painting	8/18/09			8/18/11			
40-24 Infrastructure repairs	8/18/09			8/18/11			
40-24 504 upgrades	8/18/09			8/18/11			
40-24 Juan De Cuevas Landscaping	8/18/09			8/18/11			
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-26 Pecan Circle Interior Painting	8/18/09			8/18/11			
40-26 Infrastructure repairs	8/18/09			8/18/11			
504 upgrades	8/18/09			8/18/11			
40-26 Pecan Circle Landscaping	8/18/09			8/18/11			
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			

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

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-27 HC Patterson Interior Painting	8/18/09			8/18/11				
40-27 504 upgrades	8/18/09			8/18/11				
40-27 Infrastructure repairs	8/18/09			8/18/11				
40-27 HC Patterson Landscaping	8/18/09			8/18/11				
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-28 Hillsdale Interior Painting	8/18/09			8/18/11				
40-28 Infrastructure repairs	8/18/09			8/18/11				
40-28 504 upgrades	8/18/09			8/18/11				
40-28 Hillsdale Landscaping	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-29 Willow Creek Interior Painting	8/18/09			8/18/11				
40-29 Infrastructure repairs	8/18/09			8/18/11				
40-29 504 upgrades	8/18/09			8/18/11				
40-29 Willow Creek Landscaping	8/18/09			8/18/11				
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-30 Belleville Interior Painting	8/18/09			8/18/11				
40-30 Infrastructure repairs	8/18/09			8/18/11				
40-30 exterior stairs	8/18/09			8/18/11				
40-30 504 upgrades	8/18/09			8/18/11				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-30 Belleville Landscaping	8/18/09			8/18/11			
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-32 Dan Stepney Interior Painting	8/18/09			8/18/11			
40-32 Infrastructure repairs	8/18/09			8/18/11			
40-32 504 upgrades	8/18/09			8/18/11			
40-32 Dan Stepney Landscaping	8/18/09			8/18/11			
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11			
40-33 Camelot Interior Painting	8/18/09			8/18/11			
40-33 Infrastructure repairs	8/18/09			8/18/11			

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

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-33 504 upgrades	8/18/09			8/18/11				
40-33 Camelot Landscaping	8/18/09			8/18/11				
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-34 Guice Place Interior Painting	8/18/09			8/18/11				
40-34 Infrastructure repairs	8/18/09			8/18/11				
40-34 504 upgrades	8/18/09			8/18/11				
40-34 Guice Place Landscaping	8/18/09			8/18/11				
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-35 Baywood Interior Painting	8/18/09			8/18/11				
40-35 Baywood Landscaping	8/18/09			8/18/11				
40-35 Infrastructure repairs	8/18/09			8/18/11				
40-35 504 upgrades	8/18/09			8/18/11				
40-35 Baywood Exterior Stairs Repair	8/18/09			8/18/11				
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				
40-36 Village Interior Painting	8/18/09			8/18/11				
40-36 Village Landscaping	8/18/09			8/18/11				
40-36 Infrastructure repairs	8/18/09			8/18/11				
40-36 504 upgrades	8/18/09			8/18/11				
40-36 Village Exterior Stair Repair	8/18/09			8/18/11				
40-38 Frank Lee Homes Landscaping	8/18/09			8/18/11				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050107 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-38 Frank Lee Homes Interior Painting	8/18/09			8/18/11				
40-38 Infrastructure repairs	8/18/09			8/18/11				
40-38 504 upgrades	8/18/09			8/18/11				
40-38 Frank Lee Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	8/18/09			8/18/11				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 01	
Development Number/Name/HA- Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011	
HA Wide	Annual Statement	Operations - \$463,406	Operations - \$463,406	Operations - \$463,406	Operations - \$463,406	
HA Wide		Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000	Management Improvements - \$350,000	
HA Wide		Administration – \$231,703	Administration - \$231,703	Administration - \$231,703	Administration - \$231,703	
HA Wide		Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	
HA Wide		Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000	Fees & Costs - \$200,000	
HA Wide		Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000	Site Improvement - \$50,000	
HA Wide		Dwelling Structures - \$885,923	Dwelling Structures - \$885,923	Dwelling Structures – \$885,923	Dwelling Structures - \$925,923	
HA Wide		Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000	Dwelling Equipment - \$50,000	Dwelling Equipment – \$50,000	
HA Wide		Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	Relocation Costs - \$25,000	
		Debt payment – \$0	Debt payment- \$0	Debt Payment - \$0	Debt payment - \$0	
HA Wide		Contingency - \$60,000	Contingency - \$ 60,000	Contingency - \$ 60,000	Contingency - \$20,000	
Physical Improvements Subtotal		\$2,317,032	\$2,317,032	\$2,317,032	\$2,317,032	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2007 FFY Grant: PHA FY: 2007			Activities for Year: 2008 FFY Grant: PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA Wide	<i>1406 Operations</i>	463,406	HA Wide	<i>1406 Operations</i>	463,406
	HA Wide	<i>1408 Management Imp.</i>	350,000	HA Wide	<i>1408 Management Imp</i>	350,000
	HA Wide	<i>1410 Administration</i>	231,703	HA Wide	<i>1410 Administration</i>	231,703
	HA Wide	<i>1411 Audit</i>	1000	HA Wide	<i>1411 Audit</i>	1000
	HA Wide	<i>1430 Fee and Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
	HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
	HA Wide	<i>1465.1 Dwelling Equip</i>	50,000	HA Wide	<i>1465.1 Dwelling Equip</i>	50,000
	HA Wide	<i>1495 Relocation Costs</i>	25,000	HA Wide	<i>1495 Relocation Costs</i>	25,000
	H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>1501 Bond Debt Service</i>	0
	HA Wide	<i>1502 Contingency</i>	60,000	HA Wide	<i>1502 Contingency</i>	60,000
Statement	H/A Wide	1460 Interior Painting	100,000	H/A Wide	<i>1460 Interior Painting</i>	100,000
	40-04 LC Jones	1460 Interior Renovations	785,923	40-15 Charles Warner upgrades	1460 interior renovations	785,923
	HA Wide	1460 Emergency Hurricane Repairs	0	HA Wide	1460 Emergency Hurricane Repairs	0
	HA Wide	1460 Floors	0	HA Wide	1460 Cabinets	0
	HA Wide	1460 Cabinets	0	HA Wide	1460 Floors	0

	40-04 WM Ladnier	1470 Office	0			0
						0
Total CFP Estimated Cost			\$2,317,032			\$2,317,032

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2009 FFY Grant: PHA FY: 2009			Activities for Year: 2010 FFY Grant: PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	<i>1406 Operations</i>	463,406	HA Wide	<i>1406 Operations</i>	463,406
HA Wide	<i>1408 Management Imp</i>	350,000	HA Wide	<i>1408 Operations</i>	350,000
HA Wide	<i>1410 Administration</i>	231,703	HA Wide	<i>1410 Administration</i>	231,703
HA Wide	<i>1411 CGP Audit</i>	1000	HA Wide	<i>1411 CGP Audit</i>	1000
HA Wide	<i>1430 Fees & Costs</i>	200,000	HA Wide	<i>1430 Fees & Costs</i>	200,000
HA Wide	<i>1450 Site Improvement</i>	50,000	HA Wide	<i>1450 Site Improvement</i>	50,000
HA Wide	<i>1465.1 Stoves/REF/AC</i>	50,000	HA Wide	<i>1465.1 Stoves,ref/AC</i>	50,000
HA Wide	<i>1495.1 Relocation Costs</i>	25,000	HA Wide	<i>1495.1 Relocation Costs</i>	25,000
H/A Wide	<i>1501 Bond Debt Service</i>	0	H/A Wide	<i>Bond Debt Service</i>	0
HA Wide	<i>1502 Contingency</i>	60,000	HA Wide	<i>1502 Contingency</i>	20,000
40-15 Charles Warner	<i>1460 interior Renovations</i>	785,923	H/A Wide	<i>1460 Interior Painting</i>	100,000
<i>H/A wide</i>	1460 Paint interiors	100,000	<i>40-26 Pecan Circle</i>	<i>1460 interior upgrade</i>	412,961
40-38 Frank Lee Homes	1460 Duplex rework	0	40-28 Hillsdale Hms	1460 interior upgrades	412,962
HA Wide	1460 Cabinets	0			
HA Wide	1460 Floors	0			

Total CFP Estimated Cost		\$2,317,032			\$2,317,032

**Mississippi Regional Housing Authority No. VIII
Resident Advisory Board Listing
(As of December, 2005)**

The following list is a compilation of the Mississippi Regional Housing Authority No. VIII's Resident Advisory Board (RAB) as of the date shown above. The RAB membership is composed of the Resident Council presidents and vice-presidents. Sites without Resident Councils have an appointed representative and are identified below by asterisk (*).

Ted B. Hinson Homes

Gloria Bowen
6024 Gregory Street
Moss Point MS 39563

Linda Haynes
6102 Gregory St.
Moss Point, MS 39563

Hillsdale Homes

*Verlinda Hatten
1535 Hillsdale Dr., Collins MS 39428

Willow Creek Apartments

Patricia Lewis
2925 Eden St., Apt. 17-A, Pascagoula MS 39581

Mary E. Bickham
2925 Eden St., Apt. 20-A
Pascagoula MS 39581

Village Apartments

Gladys Bastian
1000 34th St., Apt. 206
Gulfport MS 39501

Charles Warner Homes

Diana Collier
3414 Palmer St., Pascagoula MS 39567

Patricia Butler
2217 Briggs St., Pascagoula MS 39567

Bayou Cassotte Homes

Currently Vacant

Belleville Apartments

Tamika Moore
2020 Ladnier Rd., Apt. 2-B,
Gautier MS 39553

Baywood Apartments

Beverly Holliman
1900 Switzer Rd., Apt. F-8
Gulfport, MS 39501

Haywood Brooks Homes

Laura Plummer
4102 Victor St., Pascagoula MS 39567

Mr. R.H. Hoye
3904 Victor St., Pascagoula MS 39567

Mississippi Regional Housing Authority No. VIII
Resident Advisory Board Listing (Cont.)
(As of December, 2005)

Pecan Circle Homes

*Linda Havard
801 Pecan Circle
Lucedale MS 39452

Lawrence C. Jones Homes

Pamela Buckley
14482-B Madison St.
Gulfport MS 39501

Jones/Coles Homes

*Maria Wallace
211 East Pearl St.
Wiggins MS 39577

Dan Stepney Homes

Essie Thompson
9 Harrison Jefferson Dr.

Wanda Medioss
45 Harrison Jefferson Dr.
Columbia MS 39429

William M. Ladnier Homes

Elmira Evans
18030 28TH St.
Gulfport, MS 39501

Comments Received at the Public Hearing to discuss the Five-Year/Annual Plan Conducted on December 4, 2006

Pursuant to a welcome offered by the Agency. The Agency presented its annual five (5) year plan and received the following comments:

1. Is the plan contingent on FEMA funding?
2. Are vouchers going to be given those residents displaced?
3. Where can we obtain a written copy of the plan?
4. How many people have read the plan?
5. How can we give a comment when we haven't read the plan?
6. Will we have someone working with the senior citizens?
7. Are you going to take into consideration income for rent?
8. It is redundant for people to meet to discuss a plan no one has read.
9. We have not had enough time to review the plan to make comments.
10. I only glanced at the plan for 2 minutes.
11. When was it posted in the paper?
12. You did not consider the process and did not provide adequate time or notification to prepare comments.
13. When was the exact date it was posted in the paper?
14. Will you continue the self sufficiency program?
15. Is it all the Gulfport sights?
16. Are you planning to demolish Juan DeCuevas?
17. We only found out about this meeting this morning.
18. Every project you have is in #7 to convert all in 8-10 years to open market?
19. Why didn't you contact us?
20. Are we going to be out of the public housing in the 8-10 years?
21. When does the plan take affect?
22. #11 what does relocation of the central office have to do with the Fair Housing Act?
23. Baywood-Are the repairs going to be done to the below apartments? It is like the wind is blowing through a tunnel. It is cold and we can not keep our homes warm.
24. Guice Place-Is it for sale?
25. The 5 year plan. How many public housing units are included?
26. The units are total electric are there going to be transformers installed?
27. I was just informed about this meeting.
28. I object to not having more time to review the plan.
29. I object to the residents not having more time to review the plan.
30. We need more time to review the plan.
31. Where did the numbers and figures come from?
32. Are they pre or post Katrina?
33. You indicate that the waiting list is closed and the amount of time that it has been closed is 15 months.
Page 9
34. You indicate that the rent will be 30% of market. What is the current market? What is the market range?
35. Are you going to put us out?
36. Listed for Disposition are Camelot, Baywood, Juan DeCuevas, Willow Creek, Charles Warner, LC Jones, WM Ladnier, Frank Lee.
37. Did you look for Hope VI funding? Was Hope VI funding considered?

**ADMISSION AND CONTINUED OCCUPANCY POLICY
(ACOP)**

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII
Gulfport, Mississippi**

Effective: 4/1/2006

ACOP REVISIONS

AMENDED DATE	EFFECTIVE DATE	CHANGES
February 9, 2006	April 1, 2006	Pg 12, 25, 26, & 30

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1. Nondiscrimination and Accessibility

A. Compliance with Civil Rights Laws

1. It is the policy of the Mississippi Regional Housing Authority No.VIII to comply with all applicable laws relating to Civil Rights, including:
 - Title VI of the Civil Rights Act of 1964, (see 24 CFR Part 1)
 - Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988), (See 24 CFR Part 100)
 - Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, (See 24 CFR Part 8)
 - The Age Discrimination Act of 1975, (See 24 CFR Part 146)
 - Title II of the Americans with Disabilities Act, to the extent that the Housing Authority is determined to be an instrumentality of the municipality, (Title III deals with common areas and public space.)
 - Any applicable State laws or local ordinances, and
Any legislation protecting the individual rights of tenants, applicants or staff that may subsequently be enacted. (Required 24 CFR § 960.203)

2. MRHA VIII shall not discriminate because of race, color, national origin, sex, religion, familial status, or disability in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under MRHA VIII's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.¹ (Required, 24 CFR § 100.5)

3. MRHA VIII shall not, on account of race, color, national origin, sex, religion, familial status, or disability:
 - (a) Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

 - (b) Provide housing which is different from that provided others²;
 - (c) Subject a person to segregation or disparate treatment;
 - (d) Restrict a person's access to any benefit enjoyed by others in connection with the housing program;
 - (e) Treat a person differently in determining eligibility or other requirements for admission;
 - (f) Deny a person access to the same level of services; or
 - (g) Deny a person the opportunity to participate in a planning or advisory group which is an integral part of the housing program.

¹ Under certain very specific conditions described in the Housing and Community Development Act of 1992, Housing Authority is permitted to designate occupancy of certain developments for older persons (including elderly people with disabilities).

² A Housing Authority is not only permitted but is required to provide persons with disabilities with housing that is appropriate for their needs. This accessible or adaptable housing, although different from that provided to others is permitted because it permits persons with disabilities to participate in the public housing program.

4. MRHA VIII shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets, or families whose head or spouse is a student). Each applicant in a particular group or category must be treated on an individual basis in the normal processing routine. (Required, 24 CFR § 960.205)

5. MRHA VIII will identify and eliminate situations or procedures that create a barrier to equal housing opportunity for all. In accordance with Section 504, and the Fair Housing Amendments Act of 1988, MRHA VIII will make structural modifications to its housing and non-housing facilities (Required, 24 CFR §§ 8.21, 8.23, 8.24, and 8.25) and make reasonable accommodations (Required, 24 CFR § 100.204), or combinations of the structural modifications and reasonable accommodations, to permit people with disabilities to take full advantage of the housing program.
 - (a) In making reasonable accommodations or structural modifications to existing housing programs (See 24 CFR § 8.24) or in carrying out other alterations (See 24 CFR § 8.23 (b)) for otherwise qualified persons with disabilities, MRHA VIII is **not** required to:
 - (1) Make each of its existing facilities accessible [24 CFR § 8.24 (a)(1)]; or make structural alterations when other methods can be demonstrated to achieve the same effect; [24 CFR § 8.24 (b)]
 - (2) Make structural alterations that require the removal or altering of a load-bearing structural member [24 CFR § 8.32 (c)]
 - (3) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level; [24 CFR § 8.26]
 - (4) Take any action that would result in a fundamental alteration in the nature of the program; [24 CFR § 8.24 (a)(2)]
 - (5) Take any action that would result in an undue financial and administrative burden on the Housing Authority. [24 CFR § 8.24 (a)(2)]
 - (b) When the Housing Authority is making substantial alterations (in developments with 15+ units, work whose value exceeds 75% of the replacement cost of the facility) to an existing housing facility the Housing Authority must comply with the accessibility requirements for new construction (see 24 CFR § 8.23), except that the Housing Authority is not required to:
 - (1) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level; [24 CFR § 8.26]
 - (2) Make structural alterations that require the removal or altering of a load-bearing structural member [24 CFR § 8.32 (c)]
 - (3) Make structural alterations to meet minimum accessibility requirements where it is structurally impracticable. Structural impracticability is defined as: changes having little likelihood of being accomplished

without removing or altering a load-bearing structural member and/or incurring an increased cost of 50% or more of the value of the element of the building or facility involved. [24 CFR § 8.32 (c) and § 40, Uniform Federal Accessibility Standards, 3.5 and 4.1.6(3)]
(Note that the undue burdens test is not applicable to housing undergoing substantial alteration, because it is treated like new construction.)

6. MRHA VIII will not permit these policies to be subverted to do personal or political favors. MRHA VIII will not offer units in an order different from that prescribed by this policy, since doing so violates the policy, Federal law, and the civil rights of the other families on the waiting list. (Required, 24 CFR § 906.204 (a)(3)(ii))

B. Accessibility and Language

1. Facilities and programs used by residents must be accessible. Application and management offices, hearing rooms, community centers, laundry facilities, craft and game rooms and so on must be available for use by residents with a full range of disabilities. If these facilities are not already accessible (and located on accessible routes), some will be made so, subject to the undue financial and administrative burden test. As an alternative, if the Housing Authority has several comparable facilities or programs, some of which are accessible and some of which are not accessible, the Housing Authority can provide accessible transport that will permit a resident to use an accessible facility or participate in an accessible program at other than the building where the resident lives. (24 CFR § 8.20 and 8.21)
2. Documents intended for use by applicants and residents will be made available in formats accessible for those with vision or hearing impairments (24 CFR § 8.6). Equally important, the documents will be written simply and clearly to enable applicants with learning or cognitive disabilities to understand as much as possible. Unless prohibited by local law, documents may be translated into languages other than English as needed³.
3. Some of the concepts that must be described relative to eligibility, rent computation, applicant screening, reasonable accommodations, and lease compliance are complicated. Offering examples will help applicants and residents understand the issues involved. In preparing materials to be used by applicants and residents, Housing Authority staff must keep in mind that some persons may have disabilities that affect the applicant's ability to read or understand – so rules and benefits may have to be explained verbally – perhaps more than once. (24 CFR § 8.6)

³ 24 CFR Part 5 requires that any notice or document relative to citizen or eligible immigration status, where feasible, be provided to an applicant or tenant in a language that is understood by the individual if the individual is not proficient in English.

4. At the point of initial contact Housing Authority staff will ask all applicants whether they need some form of communication other than plain language paperwork. Alternative forms of communication might include: sign language interpretation, having materials explained orally by staff, either in person or by phone, large type materials, information on tape, and having someone (friend, relative or advocate) accompany the applicant to receive, interpret and explain housing materials. (24 CFR § 8.6)
5. Some applicants will not be able to read (or to read English), so intake staff must be prepared to read and explain anything that they would normally hand to an applicant to be read or filled out. Applicants who read or understand little English may furnish an interpreter who can explain what is going on. In general, the Housing Authority is not required to pay the costs associated with having a foreign language interpreter (as they are for a sign language interpreters for the hearing impaired [24 CFR § 8.6]) because the Fair Housing Act makes no such requirement (although, in some, localities, State or local law might do so).⁴
6. At a minimum the Housing Authority will prepare the following information in clearly written and accessible formats
 - Marketing and information materials
 - Information about the application process
 - The application form
 - All form letters, notices, to applicants and residents
 - General statement about reasonable accommodation
 - Orientation materials for new residents
 - The lease and house rules (if any)
 - Guidance or instructions about care of the housing unit
 - Information about opening, updating or closing the waiting list
 - All information related to applicant's rights (to informal hearings, etc.)

C. Marketing

1. It is the policy of MRHA VIII to conduct outreach as needed to maintain an adequate application pool representative of the eligible population in the area. Outreach efforts will take into consideration the level of vacancy in the Housing Authority's units, availability of units through turnover, and waiting list characteristics. MRHA VIII will periodically assess these factors in order to determine the need for and scope of any marketing efforts. (Not a HUD requirement, best practice)
2. Marketing and informational materials will be subject to the following:
 - All marketing materials must comply with Fair Housing Act requirements with respect to wording, logo, size of type, etc. [24 CFR § 109.30(a)] as well as affirmative fair housing marketing requirements;

⁴ In areas with substantial non-English speaking populations, provision of services and documents in that language may be necessary to comply with Title VI of the Civil Rights Act. In addition, because it is important that the applicant/tenant fully comprehend the nature of their rights and obligations, it is advantageous to have staff available who speak languages commonly spoken by the applicant/tenant populations.

- Marketing will describe the housing units, application process, waiting list and preference structure accurately;
- Marketing will be written in simple, clear language and will use more than strictly English-language print media;
- An effort will be made to target all agencies that serve and advocate for potentially qualified applicants (e.g. persons with disabilities, to ensure that accessible/adaptable units are used by people who can best take advantage of their features).
- Marketing materials will make clear who is eligible: low income individuals and families, people with both physical and mental disabilities.
- The Housing Authority's responsibility to provide reasonable accommodations to people with disabilities will be made clear.

2. Eligibility for Admission and Processing of Applications

A. Qualification for Admission

1. It is MRHA VIII's policy to admit only qualified applicants⁵.

2. An applicant (individual or family) is qualified if he or she meets all of the following criteria:

- (a) Is a family as defined in Section 12 of this policy⁶.
- (b) Heads a household in which all members of the household who receive assistance are either citizens or eligible immigrants; (24 CFR § 200, Part 5)
- (c) Has an Annual Income at the time of admission that does not exceed the income limits for occupancy established by the Department of Housing and Urban Development, and posted separately in Public Housing Authority Offices.

- (1) Low income limits as defined by HUD are applicable to new admissions to properties with a Date of Full Availability prior to 10/01/81. (24 CFR 913.104)

⁵ We have used the term "qualified" to refer to applicants who are eligible and able to meet the applicant selection standards. This term is taken from the 504 regs: 24 CFR § 8.3 Definition of qualified individual with handicaps. Eligibility is a term having specific meaning under the law. In order to be eligible a family must meet four tests: (1) they must meet the Housing Authority's definition of family; (2) have an Annual Income at or below program guidelines; (3) each family member, age 6 or older must have a Social Security number or certify that he/she has no number; and (4) each family member must be a citizen or non-citizen with eligible immigration status per 24 CFR Part 5. The final rules on citizenship were published in the Federal Register 20 March 1995, effective 19 June 1995. These rules were consolidated on March 27, 1996, 61 Federal Register 13614 and republished November 1996, 61 FR 60535.

⁶ Family – Two or more persons regularly living together, related by blood, marriage, adoption, guardianship or operation of law and will live together in Housing Authority housing; OR two or more persons who are not so related, but are regularly living together, can verify shared income or resources, and will live together in Housing Authority housing. The term family also includes: elderly family, disabled family, single persons, a foster care arrangement, or a kinship care arrangement. Other persons, including members temporarily absent, may be considered a part of the applicant family's household if they are living or will live regularly with the family. [24 CFR Part 5 and 960] Live-in aides are considered part of the applicant's household. However, live-in aides are not considered family members and have no rights of tenancy.

- (2) The Very Low income limits as defined by HUD are applicable to new admissions to properties with a Date of Full Availability after 10/01/81 (24 CFR 913.105)
- (3) The Extremely Low income limits as defined by HUD applicable to new admissions to properties as of 1/1/99 as defined in QHWR Act of 1998 Section 513.
- (d) Provides a Social Security number for all family members, age 6 or older, or can document and certify that they do not have Social Security numbers; (24 CFR Part 5)
- (e) Meets or exceeds the Applicant Selection Criteria set forth in Section 1. H. of these policies, including attending and successfully completing a Housing Authority approved pre-occupancy class; (24 CFR § 960.205)
- (f) Has not been evicted from Public Housing, Indian Housing, Section 23, or any Section 8 program because of drug related criminal activity within the past 3 years. (This requirement can be waived if the person demonstrates 1) successful completion of a rehabilitation program approved by the Housing Authority, or 2) the circumstances leading to the eviction no longer exist, for example the person involved in drugs is no longer in the household because the person is incarcerated).⁷
- (g) Mandatory and Permanent Ineligibility; QHWR Act of 1998 CFR 2/18/99. This Housing Authority will permanently deny admission to public housing units persons convicted of manufacturing or producing methamphetamine, (commonly referred to as “speed”) on the premises of the assisted housing project in violation of any Federal or State law.
- The law also requires Housing Authorities to prohibit admission to federal housing programs for any household that includes an individual “subject to a lifetime registration requirement under a State sex offender registration program.” Housing Authorities are directed to conduct criminal background checks on applicants that include a check to determine whether the applicant is subject to the lifetime registration.
- (h) Police Officer in Public Housing (QHWR Act 1998). For the purpose of increasing security for the residents of a public housing development, the Housing Authority may allow police officers who would not otherwise be eligible for public housing, to reside in a public housing dwelling unit. (See Policy on Police Officers in Public Housing).

B. Waiting List Management

1. It is the Policy of MRHA VIII to administer its waiting list as required by applicable HUD regulations.
2. Opening and Closing Waiting Lists
 - (a) MRHA VIII, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. The Housing

⁷ Required by Housing Opportunities Program Extension Act of 1996 (“Extension Act”).

Authority may open or close the list by preference category. See (c) below (24 CFR Part 5).

- (b) MRHA VIII will update the waiting list at least once a year by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by telephone or mail.⁸ At the time of initial intake, the Housing Authority will advise families of their responsibility to notify the Housing Authority when their circumstances, mailing address or phone numbers change.
- (c) If MRHA VIII's highest waiting list preference category has sufficient applications to fill anticipated vacancies for the coming 12 months, the Housing Authority may elect to: (a) close the waiting list completely; (b) close the list during certain times of the year; or (c) restrict intake by preference, type of project, or by size and type of dwelling unit [24 CFR Part 5].
- (d) Decisions about closing the waiting list will be based on the number of applications available for a particular size and type of unit, the number of applicants who qualify for a preference, and the ability of the Housing Authority to house an applicant in an appropriate unit within a reasonable period of time [24 CFR part 5]. A decision to close the waiting lists, restricting intake, or opening the waiting lists will be publicly announced.
- (e) During the period when the waiting list is closed, MRHA VIII will not maintain a list of individuals who wish to be notified when the waiting list is reopened.

3. Change in Preference Status While on the Waiting List

- (a) Occasionally families on the waiting list who did not qualify for a preference at the time of application intake will experience a change in circumstances that qualifies them for a preference. In such instances, it will be the family's duty to contact the Housing Authority so that their status may be recertified or, depending on application processing status, reverified.
- (b) To the extent that the Housing Authority determines that the family does now qualify for a preference, they will be moved up on the waiting list in accordance with their preference(s), and their date and time of application. They will then be informed in writing of how the change in status has affected their place on the waiting list.

C. Processing Applications for a unit offer and admission

- 1. It is MRHA VIII's policy to accept and process applications in accordance with applicable HUD Regulations.
- 2. Interviews and Verification Process
 - (a) As families approach the top of the waiting list, the following items will be verified to determine qualification for admission to MRHA VIII's housing:
 - (1) Family composition and type (Elderly/Disabled/Non-elderly)

⁸ Subject to fair and reasonable rules for reinstatement (e.g. family was out of town at time of notice).

- (2) Annual Income
 - (3) Assets and Asset Income
 - (4) Allowance Information
 - (5) Preferences
 - (6) Social Security Numbers of all family members
 - (7) Information Used in Applicant Screening
 - (8) Citizenship or eligible immigration status
- (b) MRHA VIII's first choice is a written third party verification to substantiate applicant or resident claims. The Housing Authority may also use phone verification with the results recorded in the file, dated, and signed by a Housing Authority staff member, review of documents, and, if no other form of verification is available, applicant certification. Applicants must sign releases and otherwise cooperate fully in obtaining or providing the necessary verifications.
 - (c) Verification of citizenship or eligible immigration status shall be carried out pursuant to 24 CFR § par 5 using the Immigration and Naturalization Service's (INS) SAVE system and, if needed, a manual search of INS records.
- 3. Applicants reporting zero income will be asked to complete a family expense form. This form will be the first form completed in the interview process. The form will ask residents to estimate how much they spend on: food, beverages, transportation, health care, childcare, debts, household items, etc. It will also ask applicants about the status of any application or benefits through TANF or other similar programs. (If a "zero income" family is admitted, quarterly redeterminations of income will be performed. See Section 6. C, Periodic Reexaminations, of this policy.) (Not a HUD requirement, Housing Authority option, best practice)
 - 4. The Housing Authority's records with respect to applications for admission to any low-income housing assisted under the United States Housing Act of 1937, as amended, shall indicate for each application the date and time of receipt; the determination by the Housing Authority as to eligibility or ineligibility of the applicant; when eligible, the unit size for which eligible, the preference rating, if any, and the date, location, identification, and circumstances of each vacancy offered and accepted or rejected.

D. The Preference System⁹

- 1. It is MRHA VIII's policy that a preference does not guarantee admission. Preferences are used to establish the order of placement on the waiting list. Every applicant must still meet MRHA VIII's Resident Selection Criteria (described later in this policy) before being offered a unit.

⁹ Housing Authorities now have the right to change their preference system because of the repeal of mandatory Federal preferences by the Continuing Resolution. Before the current preference system may be changed, the Housing Authority must make its proposed preference system available for public comment, following which the Admission and Occupancy Policy must be revised by resolution at a public meeting of the Housing Authority's governing body.

2. Preferences will be granted to applicants who are otherwise qualified and who, at the time they are certified for admission meet the definitions of the preferences described below.

- (a). Families Affected by Hurricane Katrina: A family participating in the public housing program from a jurisdiction declared as a federal disaster area as a result of Hurricane Katrina.
- (b). Elderly/Disabled: A family whose head or spouse or sole member is at least sixty-two (62) years of age, or a Disabled Family or disabled persons living together, or one or more such persons living with another person who is determined to be essential to his/her care and well-being.
- (c). Displaced person(s): Individuals or families displaced by public or private action. This preference includes individuals or families who have received a written condemnation notice from the local government entity within MRHA VIII jurisdiction indicating condemnation of their rental unit is imminent. Renters who damage the rental home or are otherwise responsible for causing the condemnation are not eligible for this preference.
- (d). Families with an adult member employed full-time for the past 12 months (full-time is at least 30 hours per week); graduated from or enrolled full-time in an accredited non-profit institution of higher education (university, college, or community college); or enrolled in a job-training program, or a program that prepares someone for a job. Full-time students must have completed at least the first year of their academic requirements and continuing. Persons on job training or job readiness programs must complete at least 50% of their course work and college graduates or graduates of job training or job readiness programs must be gainfully employed to receive this preference.
- (e). All other applicants.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C, and preference C families will be offered housing before any families in preference D and preference D families will be offered housing before any families in preference E..

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

Buildings Designated as Elderly Only Housing: HUD has approved Belleville Apartments, Guice Place and Frank Lewis Homes as being designated for elderly only. In filling vacancies in these communities, first priority will be given to elderly families. If there are no elderly families on the list, next priority will be given to the near elderly.

Accessible Units: Accessible units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above. If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a release form stating they will accept a transfer (at their own expense) if, at a future time, a family requiring an accessible feature applies or requires a transfer from a non-accessible unit. Any family required to transfer will be given a 30 calendar day notice

3. A Housing Authority will not give a preference to an applicant if any member of the applicant family is a person evicted because of drug-related

criminal activity from housing assisted under the 1937 Housing Act. The Housing Authority may give an admission preference in any of the following cases:

- (a) If the Housing Authority determines that the evicted person has successfully completed a rehabilitation program approved by the Housing Authority;
 - (b) If the Housing Authority determines that the evicted person, although a member of a family evicted for drug related criminal activity, clearly did not participate in or know about the drug-related criminal activity.
4. The preference system described above will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations. When such matching is required or permitted by current law, MRHA VIII will give preference to the families described below. The ability to provide preferences for some family types will depend on unit size available.
- (a) Units designated for the elderly.¹⁰ In accordance with the Housing Opportunities Program Extension Act of 1996, P.L. 96-120, elderly families with a head, spouse or sole member at least 62 years of age will receive a preference for admission to such units or buildings covered by an approved Plan to Designate Housing. See explanatory PIH Notice 97-12, “Requirements for Designating Housing”
 - (1) When there are insufficient elderly families on the waiting list, near-elderly families (head or spouse ages 50 to 61) may receive a preference for this type of unit.
 - (b) Units designated for the persons with disabilities.¹¹ In accordance with the Extension Act,, disabled families with a head, spouse or sole member who qualifies as a person with disabilities as defined in 24 CFR § 945.105 will receive a preference for admission to units that are covered by an approved Plan to Designate Housing. (See explanatory PIH Notice 97-12 “Requirements for Designating Housing”)
 - (c) Mixed population units¹² [implementing regulations at 24 CFR 960.401, 906.403, 960.405, 960.407]. In accordance with the Extension Act, elderly families whose head, spouse or sole member is at least 62

¹⁰ This reference is to buildings or portions of buildings designated for the elderly by following the statutory requirements. Designation of housing for the elderly requires the preparation of a Plan to Designate Housing for review and approval by HUD.

¹¹ Buildings can also be designated for disabled families by following the statutory requirements. This entails preparing an allocation plan noting which buildings (if any) will be set aside for people with disabilities. HUD approval is required for the allocation plan.

¹² A mixed population project is a property (or portion of a property) that was: reserved for elderly and disabled families at its inception and has retained that character; or the PHA obtained HUD approval to give preference in tenant selection to elderly and disabled families. See 24 CFR § 960.405. These projects were formerly known as elderly projects.

years of age and disabled families, a family whose head, spouse, or sole member is a person with disabilities, will receive equal preference for admission to such units. No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. See explanatory Notice 97-12 "Requirements for Designating Housing."

- (1) Local Preferences shall be applied when selecting applicants for admission to this type of property.
- (d) Units with accessible features. In any property the Housing Authority will give a preference to families that include a person with disabilities who can benefit from the features in the unit. (See the Tenant Selection & Assignment Plan for the order in which offers of accessible units must be made.)

5. Administration of the Preferences

- (a) MRHA VIII requires that applicants certify to their qualification for a preference at the time of initial application.
- (b) Verification will be used to document all preference conditions as described in paragraph 10 below.
- (c) At the time of initial application, MRHA VIII will use a preference checklist or other form to obtain the family's certification that it qualifies for an Involuntarily Displaced or Working Family preference. At the initial application interview the family will be advised to notify the Housing Authority of any change that may affect their ability to qualify for a preference.
- (d) Applicants that are otherwise eligible and are certified as qualifying for an Involuntarily Displaced or Working Family preference will be placed on the waiting list in the appropriate applicant pool. Applicants claiming both preferences will be placed in the highest ranked preference pool.
- (e) Families that do not qualify for a preference at the time of application will be notified. If otherwise qualified, the family's application will then be placed on the waiting list in the non-preference category.
- (f) Applicants that certify/verify to a preference at the time of initial application MUST be able to verify their preference status prior to the offer of unit. Applicants that cannot verify current preference status will lose their preference qualification and their standing on the waiting list.
- (g) Families that lose their original preference, but still qualify for another preference, will be placed on the waiting list in accordance with their current preference status. Families that cannot qualify for any preferences will be moved into a non-preference category, in a lower position on the waiting list based on date and time of application.

6. **Qualifying for Preferences**
 The definitions of the Local preferences, Involuntarily Displaced and Working Family, can be found in Section 12 of these policies. An applicant qualifies for a local preference by meeting one of these definitions.
 - (a) Involuntarily displaced due to disaster. The applicant, within the last 6 months, has been displaced as a result of a disaster such as a fire, flood, hurricane, tornado, etc. and the housing unit is uninhabitable, and he/she is not living in standard, permanent replacement housing.
 - (b) Working Family. The applicant, or spouse or other adult in the household is, and has been gainfully employed for at least three (3) months. Or the applicant or spouse, or sole member of the household, is 62 or older, or is receiving Social Security disability, Supplemental Security Income, disability benefits, or any other payments based on the individuals inability to work.

7. **Required Verifications for these preferences are as follows:**
 - (a) **Involuntarily Displaced due to Disaster**
 - (1) Fire report from Fire Department showing extent of damage; or
 - (2) Certification from Health Department or another Governmental Agency condemning building due to disaster; or
 - (3) FEMA evaluation of building showing not habitable; or
 - (4) Insurance Adjuster's evaluation of building showing not habitable.
 - (5) Housing Authority employees inspection and certification of damaged dwelling.
 - (b) **Working Family**
 - (1) Completed employment verification (Form #3 supplied by this Housing Authority) showing date of employment.
 - (2) Documentation from the employer
 - (3) Social Security or SSI award letters and/or copies of actual checks.

E. **Applicant Selection Criteria**

It is MRHA VIII's policy that all applicants will be screened in accordance with HUD's regulations (24 CFR Part 960) and sound management practices. During screening MRHA VIII will require applicants to demonstrate ability to comply with essential provisions of the lease as summarized below.

1. All applicants must demonstrate, through an assessment of objective evidence of current and past behavior, the ability:
 - (a) To pay rent and other charges as required by the lease in a timely manner
 - (b) To care for and avoid damaging the unit, facilities, common areas and equipment
 - (c) To use facilities, equipment, and utilities for reasonable purposes

- (d) To create no health or safety hazards and to report maintenance needs
 - (e) Not to interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others.
 - (f) Not to engage in criminal activity involving crimes of physical violence to person or property, drugs, or gang-related activity, alcohol abuse, and other criminal acts which would adversely affect the health, safety or welfare of other tenants; in accordance with this Agency's "One Strike, 0 Tolerance" Policy.
 - (g) To comply with necessary and reasonable rules and program requirements of HUD and the Housing Authority.
 - (h) To comply with health and safety codes
2. How MRHA VIII will check ability to comply with essential lease requirements:
- (a) Applicant ability and willingness to comply with the essential lease requirements will be checked and documented in accordance with MRHA VIII's Applicant Screening. Information to be considered in completing applicant screening shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application, in present and prior housing. Any costs incurred to complete the application process and screening must be paid by the Housing Authority.
 - (b) The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:
 - (1) Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare [24 CFR § 960.205(b)]
 - (2) Adversely affect the physical environment or financial stability of the project [24 CFR § 960.205 (b)]
 - (3) Violate the terms and conditions of the lease [See 24 CFR Part 966 and 24 CFR § 8.3 Definition: Qualified individual with handicaps]
 - (4) Require services from Housing Authority staff that would alter the fundamental nature of the Housing Authority's program [See 24 CFR § 8.3 Definition: Qualified individual with handicaps]
 - (c) MRHA VIII will conduct a detailed interview of all applicants using an interview checklist. The checklist is part of the screening procedures used in support of this policy. The Housing Authority will ask questions based on the essential elements of tenancy. Answers will be subject to third party verification. [24 CFR § 960.206 (a) &(b)]
 - (d) MRHA VIII will complete a credit check and a rental history check on all applicants.¹³ (Credit check is not a HUD requirement. Housing Authority option.)
 - (e) Payment of funds owed to the Housing Authority is part of the screening evaluation. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. MRHA VIII will consider any past balances owed to the Housing Authority by the applicant

¹³ The Housing Authority will review the results of this check in accordance with (a), above. For instance, an applicant who has outstanding medical bills as the result of an inability to obtain health insurance, but who has always paid rent on time should not be rejected for "poor credit history".

for any program it operates. MRHA VIII expects these balances to be paid in full (either in a lump sum or over time) before initiating the full screening process. MRHA VIII will not admit families who owe back balances. (See § 960.205 (b)(1)(Not a specific HUD requirement. Housing Authority option.)

- (f) MRHA VIII will complete a criminal background check on all applicants including other adult members in the household or any member for which criminal records are available. [24 CFR 960.205 (b)(3)]
- (g) MRHA VIII's examination of relevant information respecting past and current habits or practices will include, but is not limited to, an assessment of:
 - The applicant's past performance in meeting financial obligations, especially rent.
 - A record of disturbance of neighbors (sufficient to warrant a police call) destruction of property, or living or housekeeping habits at present or prior residences which may adversely affect the health, safety, or welfare of other tenants or neighbors. [24 CFR § 960.205 (b)(2)]
 - Any history of criminal activity on the part of any applicant family member involving crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff or cause damage to the unit or the development. (24 CFR § 960.205 (b)(3) and the Anti-Drug Act of 1988)
 - A record of eviction from housing or involuntary termination from residential programs for behavior related to essential lease obligations, not treatment. (taking into account date and circumstances) (Not a HUD requirement. Housing Authority option)
 - An applicant's ability and willingness to comply with the terms of MRHA VIII's lease. (24 CFR Part 960 and Part 966, 24 CFR 8.2 Definition: "Qualified Individual with Handicaps")
- (h) An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition or rent will result in rejection. [Required, 24 CFR part 5]
- (i) Applicants must be able to demonstrate the ability and willingness to comply with the terms of the Housing Authority's lease, either alone or with assistance that they can demonstrate they have or will have at the time of admission¹⁴. (24 CFR Part 960 and Part 966, § 8.2 Definition: "Qualified individual with handicaps")

3. Screening applicants who claim mitigating circumstances

¹⁴ Applicants whose landlord, financial, criminal and other references demonstrate that they are already willing and able to comply with lease terms in their existing housing will be considered to have met this criterion... Applicants whose housing situations make it difficult for the Housing Authority to determine whether or not they are able and willing to comply with lease terms (e.g. because they are homeless, are living with friends or relatives, or have other non-traditional housing circumstances) will have to demonstrate ability and willingness to comply with lease terms. See Procedure #5 Applicant Screening Procedure.

- (a) If unfavorable information is received about an applicant, applicant will be given an opportunity to present mitigating circumstances. The Housing Authority shall consider the time, nature, and extent of the applicant's conduct and factors that might indicate a reasonable probability of favorable future conduct. Mitigating circumstances must be verifiable in order to be factored into the Housing Authority's screening assessment of the applicant. [24 CFR § 960.205(d)]
- (b) Mitigating circumstances¹⁵ are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified, would indicate both: (1) the reason for the unsuitable rental history and/or behavior; and (2) that the reason for the unsuitable rental history and behavior is no longer in effect or is under control, AND applicant's prospect for lease compliance is an acceptable one, justifying admission. Mitigating circumstances would overcome or outweigh information already gathered in the screening process.
- (c) If the mitigating circumstances claimed by the applicant relate to a change in disability, medical condition or course of treatment, Housing Authorities shall have the right to verify the mitigating circumstance. The Housing Authority shall also have the right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited specifically to the information necessary to verify the mitigating circumstances or, in the case of a person with disabilities, the efficacy of a proposed reasonable accommodation.¹⁶
- (d) Examples of mitigating circumstances might include: [24 CFR § 960.205 (d)],
 - (1) Evidence of successful rehabilitation
 - (2) Evidence of the applicant family's participation in social service or other appropriate counseling service
 - (3) Evidence of successful and sustained modification or previous disqualifying behavior
- (e) Consideration of mitigating circumstances does not guarantee that applicant will qualify for admission. MRHA VIII will consider such circumstances in light of:
 - (1) The applicant's ability to substantiate through verification the claim of mitigating circumstances and his/her prospects for improved future behavior; and
 - (2) The applicant's overall performance with respect to all the screening requirement; and,
 - (3) The nature and seriousness of any criminal activity, especially drug related criminal activity, that appears in the applicant's record.

4. Qualified and Unqualified Applicants

¹⁵ The discussion of mitigating circumstance in this paragraph is applicable to all applicants. The Housing Authority is required by regulation to consider mitigating circumstance, see 24 CFR § 960.205 (d)(1).

¹⁶ Such inquiries would never require the Housing Authority to review the applicant's or resident's medical files.

- (a) Verified information will be analyzed and a determination made with respect to:
 - (1) Eligibility of the applicant as a family (See 24 CFR Part 5)
 - (2) Eligibility of the applicant with respect to income limits for admission (See 24 CFR Part 5)
 - (3) Eligibility of the applicant with respect to citizenship or eligible immigration status [24 CFR Part 5]
 - (4) Unit size required for the family
 - (5) Preference category (if any) to which the family is entitled (See 24 CFR Part 5)
 - (6) Qualification of the applicant with respect to the Applicant Selection Criteria (See 24 CFR § 960.205)
- (b) Families determined to be qualified will be notified by the Housing Authority of the approximate date of occupancy insofar as that date can be reasonably determined. [24 CFR § 960.207 (b)]
- (c) Assistance to a family may not be delayed, denied or terminated on the basis of the family's ineligible immigration status unless and until the family completes all the verification and appeals processes to which they are entitled under both INS and PHA procedures. [24 CFR Part 5]
- (d) MRHA VIII will make every effort to accurately estimate an approximate date of occupancy. However, the date given by MRHA VIII does not mean that applicants should expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon factors not directly controlled by the Housing Authority, such as turnover rates, and market demands as they affect bedroom sizes and project location. [See 24 CFR § 960.207 (b)]
- (e) Applicants determined unqualified for admission will be promptly notified. These applicants will receive a Notice of Rejection from the Housing Authority, stating the basis for such determination. MRHA VIII shall provide such applicants with an opportunity for informal review of the determination as described in Policy for Informal Review of Rejected Applications. The informal review for applicants should not be confused with the resident grievance process. Applicants are not entitled to use of the resident grievance process. [24 CFR § 960.207 (a)]
- (f) Applicants who are known to have a disability and have been determined eligible but who fail to meet the Applicant Selection Criteria, will be offered an opportunity for a second meeting to have their cases examined to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the Screening Procedures prior to the issuance of a denial notice. [Not a HUD requirement, Housing Authority option.]

F. Occupancy Guidelines (Not a HUD requirement, Housing Authority option)

- 1. It is MRHA VIII's policy that units will be occupied by families of the appropriate size. This policy maintains the usefulness of the units, while preserving them from excessive wear and tear of underutilization.

2. The maximum number of persons per unit standard for each unit will be established using the State of local Housing Code as a guideline so long as those codes do not prescribe an overall unit occupancy level of fewer than two persons per bedroom. Individual housing units with very small or very large bedrooms or other specific situations that inhibit or encourage lower or higher levels of occupancy may be permitted to establish lower or higher occupancy levels. The Housing Authority must make the case that such occupancy levels will not have the effect of discriminating on the basis of familial status.
3. The Housing Authority has also established a minimum number of persons per unit standard that takes into account family size and composition. At admission, the family (not the Housing Authority) decides whether to accept a unit using up to the maximum-number-of-persons standard (the most people permitted in the unit) or the size unit suggested by the Housing Authority. Factors that might affect the family's decision could include cultural standards, length of time the family would have to wait for smaller vs. larger units, and the age, relationship, and sex of family members.

<u>Number of Bedrooms</u>	<u>Number –of-Persons-Per Unit Standard</u>	
	<u>Max Persons/Unit</u> ¹⁷	<u>Min Persons/Unit</u>
0BR	1	1
1BR	2	1
2BR	4	2
3BR	6	3
4BR	8	5
5BR	10	7
6BR	12	9

4. In general, the implementation of the minimum number of persons per unit standards will result in the following, except at the request of the family:
 - (a) It will not be necessary for persons of different generations or opposite sex, other than husband and wife, to occupy the same bedroom except at the request of the family.
 - (b) Exceptions to the minimum standards will be made if they are necessary to provide a reasonable accommodation for a person with disabilities.
 - (c) Two children of the opposite sex will not be required to share a bedroom except at the request of the family.
 - (d) The living room or dining room will not be used as a bedroom except at the request of the family.
 - (e) An unborn child will not be counted as a person in determining unit size. A single pregnant woman may be assigned to a one bedroom unit. In determining unit size the Housing Authority will consider a child who is temporarily away from the home because of placement in foster care, kinship care or away at school.

¹⁷ This is an example. The Housing Authority would determine its own maximum based on the factors set forth in paragraph G(2).

- (f) A single head of household parent shall not be required (but may choose) to share a bedroom with his/her children. (Not a HUD requirement, Housing Authority option)
- (g) A live-in attendant would generally be assigned a bedroom if a large enough unit is available.

5. **IMPORTANT:** The maximum and minimum-number-of-persons-per-unit standards shall be discussed with each applicant family. Families will also be informed about the status and movement of the various waiting lists and sublists maintained by the Housing Authority. Families shall be asked to declare in writing the waiting list on which they wish to be placed. If a family opts for a smaller unit size than would normally be assigned under the minimum-number-of-persons-per-unit standard (because, for example, the list is moving faster), the family will be required to sign a statement agreeing to occupy the unit assigned at their request until their family size or circumstances change¹⁸. The Housing Authority shall change the family's sublist at any time while the family is on the waiting list at the family's request. (Not a HUD requirement, Housing Authority option)

3. Tenant Selection and Assignment Plan

A. Organization of the Waiting List

- This Housing Authority serves 14 (fourteen) southern counties of Mississippi (Covington, George, Harrison, Jackson, Jones, Lamar, Marion, Stone, and Pearl River) and a single waiting list will be maintained for the cities or counties in which a housing complex or complexes serve, specifically 1 list in the county of Harrison, 1 waiting list for the City of Gulfport, 1 list for the City of Pass Christian, 1 list for the City of Wiggins, 1 list for the City of Ellisville, 1 list for the City of Lumberton, 1 list for the City of Poplarville, 1 list for the City of Columbia, 1 list for the City of Lucedale, 1 list for the City of D'Iberville, 1 list for the City of Moss Point, and 1 list for the City of Pascagoula.

The only exception is a separate waiting list will be maintained for each designated Elderly/Disabled complexes located in Gulfport and in Pascagoula.

At the applicants request, his/her application will be placed on all waiting lists including Section 8.

Each applicant shall be assigned his/her appropriate place on one particular waiting list (usually in the City where he/she wishes to live) or on all waiting list if desired by the applicant, in sequence based upon type and size of unit, income limits category Lower, very low or extremely low, and finally by Local preference applied for.

¹⁸ Another approach to the question of how to place applicants on the waiting sublists by unit size is to list each family on the sublist for every unit size for which they qualify. This is a practical alternative only if the waiting list can automatically remove families that have been housed from all sublists. An argument against this approach is that, to the extent that waiting lists for smaller units move faster, a family that wants a relatively larger unit may receive an offer for a unit that is unacceptably small. If the Housing Authority has Plan A, the one-offer system, the family would then either be dropped from the waiting list or be moved to the bottom of the list

B. Method of Applicant Selection

1. MRHA VIII will first match the characteristics of the applicant to the unit available, including any priorities for admission required for designated or mixed population housing. Applicable preferences as described earlier in this policy will then be used to determine the order of selection from the waiting list. [Required 24 CFR §§ 945.303 and 960.407] Further, in the selection of a family for a unit with accessible features, MRHA VIII will give preference to families that include a person with disabilities who can benefit from the unit features. [24 CFR § 8.27]
2. In compliance with the Quality Housing and Work Responsibility Act of 1998 Section 513 it is the goal of the Housing Authority to have a fair mix of families with varying incomes in each of the sites operated by the housing Authority. This goal will be achieved by income mixing and offering incentives to higher income families. Procedures:
 - A. Income mixing: To insure that there is no concentration of only very-low income families or higher income families in any one site, the following guidelines have been established.
 - 1) In each fiscal year, at least 40% of families admitted to public housing will have incomes that do not exceed 30% of the median income for the area (extremely low).
 - 2) Skipping of families on the waiting list is permissible in order to specifically reach another family with a lower or higher income. Families will only be skipped if the vacancy in question requires a lower or higher income renter to insure a fair mix of incomes in the site.
 - B. Incentives: In order to make public housing a more viable choice for higher income families who may otherwise be uninterested or unable to afford to remain in public housing, the following incentives have been established:
 - 1) This Housing Authority has a recognized local preference: working families.
 - 2) In order to make public housing more affordable for working persons, and to enable higher income families to remain in public housing, the Housing Authority has adopted maximum rent limits or flat/ceiling rents. The ceiling rent amounts are based on the Section 8 fair market rents for the areas.
3. Certain types of transfers will also be processed with new admissions. See Transfer Policy.
4. The plan for selection of applicants and assignment of dwelling units to assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin is "Plan B" Under this plan each qualified applicant first in sequence on the waiting list is made two offers of a unit of

appropriate size. (Usually the site with the most vacancies). The applicant may reject this offer. If so, a second offer may be made at another site (in the same city or area that has more than one site served by this application pool). If second offer is rejected, the applicant must be dropped to the bottom of the qualified application list, losing any applicable preferences, unless the applicant has good cause (defined below) to reject the offer. [24 CFR § 1.4 (b)(2)(ii) &(iii)]

5. The applicant must accept the vacancy offered within 3 days of the date the offer is communicated (by phone, mail, or the method of communication designated by the applicant) or, be dropped to the bottom of the qualified applicant list and assigned a new date and time of application. (See good cause discussion below.) Offers made over the phone will be confirmed by letter to the applicant. If unable to contact an applicant by phone the Housing Authority will send a letter. (not a HUD requirement, Housing Authority option)
6. If more than one unit of the appropriate size and type is available, the first unit to be offered will be the unit that was ready for occupancy first. (Not a HUD requirement, Housing Authority option)
7. If an applicant in which families are to be transferred is unable to move at the time of the offer and present to the satisfaction of the Housing Authority clear evidence (“good cause”) that acceptance of the offer of a suitable vacancy will result in undue hardship not related to considerations of race, color, sex, religion or national origin, the applicant will not be dropped to the bottom of the list. [24 CFR § 1.4 (b)(2)(ii)&(iii)]
8. Examples of good cause reasons for the refusal of an offer of housing (public housing or alternative housing opportunity) include, but are not limited to:
 - (a) Inaccessibility to source of employment, education, or job training, children’s day care, or educational program for children with disabilities when the applicant has a child participating in such a program; that would require the adult household member to quit a job, drop out of an educational institution or job training program; or take a child out of day care or an educational program for children with disabilities;
 - (b) Presence of lead paint in the unit offered when the applicant has children under the age specified by current law;
 - (c) The family demonstrates to the Housing Authority’s satisfaction that accepting the offer will place a family member’s life, health, or safety in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency or a threat assessment that verifies danger from criminal activity. Reasons offered must be specific to the family (including

the race of the family). Refusals due to location alone are not good cause;

- (d) The unit is inappropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a 30 day notice to move;
- (e) An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing. [Required, 24 CFR § 945.303 (d)]

Examples of good cause related to an applicant's willingness to accept an offer but inability to move at the time of the offer include:

- (a) A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (each as listed on final application) or live-in aide necessary to the care of the principal household member;
 - (b) The family head, spouse or sole member is serving on an empanelled jury.
9. The applicant must be able to document that the hardship claimed is good cause for refusing an offer of housing. Where good cause is verified to the Housing Authority's satisfaction, the refusal of the offer shall not require that the applicant be dropped to the bottom of the waiting list or otherwise affect the family's position on the waiting list. [24 CFR § 85.42]
10. MRHA VIII will maintain a record of units offered, including location, date, and circumstances of each offer, and each offer, and each acceptance or rejection, including the reason for the rejection.

C. Occupancy of Dwelling Units with Accessible or Adaptable Features [See: 24 CFR § 8.27 (a)(1)(2) and (b)]

- 1. Before offering a vacant accessible unit to an applicant without a disability, the Housing Authority will offer such units:
 - (a) First, to a current occupant of another unit of the same development, or other public housing developments under MRHA VIII's control, having a disability that requires the special features of the vacant unit (in effect, a transfer of the occupant with disabilities from a non-adapted unit to the vacant accessible/adapted unit).
 - (b) Second, to an eligible qualified applicant on the waiting list having a disability that requires the special feature of the vacant unit.
- 2. When offering an accessible/adaptable unit to a non-disabled applicant, MRHA VIII will require the applicant to agree to move at the Housing Authority's expense to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit. This requirement will be reflected in the lease agreement signed with the applicant.

D. Leasing

1. Units will be leased without regard to the race, religion, sex, age, national origin, disability or familial status of applicants, except as specifically provided herein
2. Applications will be processed by applicant selectors and Public Housing Managers. Initial intake, waiting list management, screening, and offers of housing (including transfers) will be made by applicant selector or Public Housing Manager. Offers may be made in person, in writing or by phone. (not a HUD requirement, Housing Authority option)

E. Transfers

1. Transfers will be granted without regard to the race, religion, sex, age, national origin, disability or familial status of residents, except as specifically provided in Section 5 of this Policy.
2. MRHA VIII has five types of transfers: Emergency, Administrative – Category 1, Category 2 and Category 3, and Incentive. Emergency and Category 1 and 2 administrative transfers will take priority over new admissions. Category 3 administrative transfers and Incentive transfers will be processed at the rate of four admissions to each transfer. The specific definitions of each type of transfer are covered in MRHA VIII’s Transfer Policy. (Not a HUD requirement, Housing Authority option)

4. Leasing and Occupancy of Dwelling Units

A. General Leasing Policy

1. It is MRHA VIII’s policy that all units must be occupied pursuant to a lease that complies with HUD’s regulations (Required, 24 CFR Part 966).
2. The lease shall be signed by the head, spouse, and all other adult members of the household accepted as a resident family and by the Executive Director or other authorized representative of MRHA VIII, prior to actual admission¹⁹. [24 CFR § 966.4 (p)] **The Dwelling Lease shall be executed for a period of one year with automatic renewal options. The one year lease shall be enforced thereby rendering residents ineligible for other MRHA VIII housing assistance programs that would require residents to terminate the lease.**
3. Changes in family composition, income, or status between the time of the interview with the applicant and the showing of the unit, or between annual reexaminations will be processed by site manager.
4. If a resident transfers from one Housing Authority unit to another, a new lease will be executed for the dwelling into which the family moves. [24 CFR § 966.4 (c)(3)]

¹⁹ In states whose Landlord/Tenant laws permit the Landlord to take legal action against any adult lease signer, it is wise to get all adults to sign the lease. In states without this provision, it may be wiser to have only the household head sign the lease. This permits the household head to remove household members from the lease without taking legal action.

5. If at any time during the life of the lease agreement, a change in the resident's status results in the need for changing or amending any provision of the lease, either:
 - (a) A new lease agreement will be executed, or
 - (b) A Notice of Rent Adjustment will be executed, or
 - (c) An appropriate rider will be prepared and made a part of the existing lease, or appropriate insertions made within the lease. All copies of such riders or insertions are to be dated and signed by the Resident and by the Executive Director or other authorized representative of the Housing Authority. [24 CFR § 966.4 (o)]
6. Residents must advise MRHA VIII if they will be absent from the unit for more than 7 days. Residents are required to notify the manager and make arrangements to secure the unit and provide a means for the Housing Authority to contact the resident in the event of an emergency. Failure to advise the Housing Authority of an extended absence is grounds for termination of the lease. (Not a HUD requirement, Housing Authority option.)
7. Residents shall perform lawn care seasonal maintenance or other maintenance tasks as specified in the lease. Residents will be assessed a \$10.00 per month lawn care surcharge in lieu of performing lawn care seasonal maintenance. Residents who are unable to perform such tasks because of age or disability are exempt.

B. Showing Units Prior to Leasing

1. When offering units, MRHA VIII will provide the applicant with a brief property description and other information to help orient the applicant to the neighborhood and location in the property. Staff making offers will be familiar with MRHA VIII's housing sites. If the offer of a unit is preliminarily accepted by the applicant, the manager of the property will be advised of the offer and will contact the applicant to set up a date to show the unit.
2. Once the unit is shown and the applicant accepts the unit, the manager will execute a lease. If the applicant refuses the unit, a signed reason for refusal should be obtained from the applicant if possible. The form is then sent to the Central Office for a "good cause" determination. No lease will have an effective date before the unit is ready for occupancy. [Not a HUD requirement, Housing Authority option, but see § 966.4 (I)]
3. Managers will only show and lease units of the appropriate size. Families may choose to lease units of sizes between the minimum-number-of-persons-per-unit standard and the maximum number-of-persons-per-unit standard. If a family opts to lease a unit smaller than the minimum-number-of-persons-per-unit standard, the family shall agree in writing to remain in that size unit until family size or circumstances require a larger unit.

If an exception to MRHA VIII's minimum-number-of-persons-per-unit standards is approved for the applicant, this information will be noted on the leasing packet sent

to the manager. No exceptions will be granted to the maximum-number-of-persons-per-unit standard.²⁰ (Not a HUD requirement, Housing Authority option)

C. Occupancy, Additions to the Household and Visitors

1. Only those persons listed on the most recent certification form shall be permitted to occupy a dwelling unit. [24 CFR §§ 960.209 (b) and 966.4 (a)(2)] Except for natural births to or adoptions by family members, any family seeking to add a new member must request approval in writing prior to the new member occupying the unit. [24 CFR § 966.4 (f)(3) &(c)(2)]²¹
2. Following receipt of a family's request for approval to add a new person to the lease, MRHA VIII will conduct a pre-admission screening of the proposed new member. The results of screening shall be used to determine whether the Housing Authority will approve admitting the new member.

Children born to or adopted by a family member, under the age below which Juvenile Justice records are made available, or added through a kinship care arrangement are exempt from the pre-admission screening process. The exemption age specified in this paragraph is subject to change should the State or locality modify its laws concerning the availability of police or court records for juvenile offenders. (Not a HUD requirement, Housing Authority option).

3. Examples of situations where the addition of a family or household member is subject to screening are:
 - (a) Resident plans to be married and files a request to add the new spouse to the lease
 - (b) Resident is awarded custody of a child over the age for which juvenile justice records are available
 - (c) Resident desires to add a new family member to the lease, employ a live-in aide, or take in a foster child(ren)²²
 - (d) A unit is occupied by a remaining family member(s) under age 18 (who is not an emancipated minor) and an adult, not a part of the original household, requests permission to takeover as the head of the household.
4. Residents who fail to notify MRHA VIII of additions to the household or who permit persons to join the household without undergoing screening are in violation of the lease. Such persons will be considered unauthorized occupants by MRHA VIII and the entire household will be subject to eviction. [24 CFR § 966.4 (f)(3)]
- 5. Tenants may have a guest or guests as visitors to their household

²⁰ A Housing Authority may only include a "no exceptions to the maximum" provision if it has properly set its maximums solely to reflect health and safety issues. (See Section G, Occupancy Guidelines, above).

²¹ Some states require a landlord to permit the residency of an additional occupant at the tenant's request. However, to comply with federal regulations, the Housing Authority must still require notice and may conduct screening. The Housing Authority will look at whether the addition of the person will result in the household unit being unable to meet tenancy requirements; not whether the additional occupancy alone can meet them.

²² It is appropriate to perform limited screening on a proposed live-in aide. If this is done, factors not relevant to the live-in aide (because they are the responsibility of the tenant, such as ability to pay rent) should not be considered.

without need of prior approval. However, a “guest” who makes recurring visits to the same household in excess of fourteen (14) noncontinuous days and nights within a 90-day period, or in excess of fourteen (14) consecutive days and nights, without written approval of the MRHA VIII will be deemed a household member. Tenants must apply for approval in writing. To promote tenant safety and avoid misunderstandings, all tenants are encouraged to notify the MRHA VIII of the presence of any guest regardless of length of stay.

6. In accordance with the lease, roomers and lodgers shall not be permitted to occupy a dwelling unit, nor shall they be permitted to move in with any family occupying a dwelling unit. Violation of this provision is ground for termination of the lease. [24 CFR § 966.4 (f)(2)]
7. Resident will not be given permission to allow former resident of MRHA VIII who has been evicted to occupy the unit for any period of time. Violation of this requirement is ground for termination of the lease. (Not a HUD requirement, Housing Authority option)
8. Family members over age 17 or emancipated minors who move from the dwelling unit to establish new households shall be removed from the lease. [24 CFR § 966.4 (f)(3)] The resident has the responsibility to report the move-out within 30 calendar days of its occurrence. This does not apply to those temporarily away at school, but intending to return to the Housing Authority apartment.

These individuals may not be readmitted to the unit and must apply as a new applicant households for placement on the waiting list (subject to applicable income limits, preferences, resident selection, and screening requirements). Medical hardship, or other extenuating circumstances shall be considered by MRHA VIII in making determinations under this paragraph. (Not a HUD requirement, Housing Authority option)

5. Eligibility for Continued Occupancy, Annual Re-Examination, and Remaining Family Members
 - A. Eligibility for Continued Occupancy
Residents who meet the following criteria will be eligible for continued occupancy:
 1. Qualify as a family as defined in Section 12 of this policy. (Note: For purpose of continued occupancy remaining family members qualify as family. Remaining family members can also include court ordered emancipated minors under the age of 18.)
 2. Are in full compliance with the resident obligations and responsibilities as described in the dwelling lease.
 3. Whose family members, age 6 and older, each have Social Security numbers or have certifications on file indicating they have no Social Security number.

4. Whose members receiving assistance are citizens or have eligible immigration status. Every member of a resident family must submit either evidence of citizenship or eligible immigration status as required by 24 CFR Part 5.
- 5. New Community Service and self-sufficiency requirement for Public Housing (QHWR Act of 1998). Each non-exempt adult public housing resident must contribute eight (8) hours for each month he resides in public housing of community service or participate in a self-sufficiency program for 8 hours in each month. The Housing Authority will implement this provision for each family at the family's next regularly scheduled annual reexamination. The Housing Authority will not renew or extend the lease if a household contains a non exempt adult who failed to comply with the community service requirement. (See Community Service and Self-sufficiency Requirements for Public Housing Policy.)

B. Remaining Family Members and Prior Debt

1. As a party to the lease, remaining family members (other than the head or spouse) 18 years of age or older will be responsible for arrearages incurred by the former head or spouse. MRHA VIII will not hold remaining family members (other than the head or spouse) responsible for any portion of the arrearage incurred prior to the remaining member attaining age 18.
2. Remaining family members under age 18 shall not be held responsible for the rent arrearages incurred by the former head of household.

C. Periodic Re-examination.

1. Regular re-examination. MRHA VIII shall, at least once a year, usually on anniversary of admission date, re-examine the incomes of all resident families. [24 CFR § 960.209 (a)]
- 2. Family choice. (24 CFR 5.603, 5.614 and Section 523 of the QHWR Act of 1998). This Housing Authority will give families a choice among options for rents. The options provided will include a flat rent and an income based rent. This choice will be given to each family annually. This Housing Authority will immediately switch from a flat rent to an income based rent if the Housing Authority determines that the family has a financial hardship circumstance.
3. Special Re-examinations. When it is not possible to estimate projected family income accurately at the time of admission or regular re-examination, a temporary determination will be made with respect to income and a special re-examination will be scheduled every 90 days until a reasonably accurate estimate of income can be made. The resident will be notified in advance as to the date for the special re-examination(s). Special re-examination shall also be conducted when there is a change in the head of household that requires a remaining family member to take on the responsibilities of a leaseholder. (Not a HUD requirement, Housing Authority option)
4. Persons reporting zero income will have their circumstances examined every 90 days until they have a stable income. Persons claiming zero income will also be

asked to complete a family expense form. This form will be the first form completed in the annual re-examination process. The form will ask residents to estimate how much they spend on: food, beverages, transportation, health care, child care, debts, household items, etc. Residents will then be asked how they pay for these items. (Not a HUD requirement, Housing Authority option).

5. Re-examination procedures

- (a) At the time of re-examination, all adult members of the household will be required to sign an application for continued occupancy and other forms required by HUD. (Not a HUD requirement, Housing Authority option).
- (b) Employment, income, allowances, Social Security numbers, and such other data as is deemed necessary will be verified, and all verified findings will be documented and filed in the resident's folder. [24 CFR § 960.206]
- (c) Verified information will be analyzed and a determination made with respect to:
 - (1) Eligibility of the resident as a family or as the remaining member of a family.
 - (2) Unit size required for the family
 - (3) Rent the family will pay
- (d) Income shall be computed in accordance with the definitions and procedures set forth in this policy. [24 CFR Part 5]
- (e) Families failing to respond to the initial re-examination appointment will be issued a final appointment within the same month. Failure to respond to the final request will result in the family being sent a notice of lease violation and referred to the Housing Manager for failure to comply with the terms and conditions of occupancy required by the lease. Failure to comply will result in termination of the lease. [24 CFR § 966.4 (c)(2)]

5. Action Following Re-examination

- (a) If there is any change in rent, the lease will be amended, or a new lease will be executed, or a Notice of Rent Adjustment will be issued. [24 CFR § 966.4 (c) &(o)]
- (b) If any change in the unit size is required, the resident will be placed on a transfer list in accordance with the transfer criteria described earlier in this policy and moved to an appropriate unit when one becomes available. [24 CFR § 966.4 (c)(3)]
- (c) MRHA VIII shall NOT commence eviction proceedings, or refuse to renew a lease, based upon the income of the resident family unless (1) it has identified, for possible rental by the family, a unit of decent, safe and sanitary housing of suitable size available at a rent not exceeding thirty percent (30%) of income as defined by the Authority for the purpose of determining rents; or (2) it is required to do so by local law. Pending their removal from the Project, such families are to be charged rents calculated in accordance with the formula for Total Tenant Payment described in Section 10.E of these policies. [24 CFR § 960.210]

6. Interim Rent Adjustments:

A. Rent Adjustments

1. Residents must report all changes in family composition, to the housing manager within 10 calendar days of the occurrence. Failure to report within the 10 calendar days may result in a retroactive rent charge. (Not a HUD requirement, Housing Authority option)
2. Most changes in family income between reexaminations will not result in a rent change. MRHA VIII will process interim changes in rent in accordance with the chart below²³:

Income Change	PHA Action
(a) Decrease in income or financial hardship for any reason, except for decrease that lasts less than 30 days. [24 CFR § 913.07]	•Housing Authority will process an interim adjustment in rent, including families on flat rent. An interim adjustment will not be processed if the decrease will last less than 30 days.
(b) Decrease in income resulting from welfare program requirements (QHWR Act of 1998 Section 512)	• Housing Authority will not process an adjustment in rent
(c) Increase in earned income from the employment of a current household member.	• Housing Authority will defer the increase to the next regular reexamination.
(d) Increase in unearned income.	•Housing Authority will defer the increase to the next regular reexamination.
(e) Increase in income because a person with income (from any source) joins the household.	• Housing Authority will defer the increase to the next regular reexamination.
(f) Increases defined as disallowances of earned income Self Sufficiency Incentives (QHWR Act of 1998 Sec 508)	• Housing Authority will not increase a family's rent for a period of 12 months.

- (e) Residents that take work to obtain the deferral of income and quit work to avoid being employed at the next regular reexamination will be subject to retroactive increases as described in paragraph C. below. Residents with seasonal or part-time employment of a cyclical nature will be asked for third party documentation of the circumstances of their employment including start and ending dates. (Not a HUD requirement, Housing Authority option)
- (f) MRHA VIII will process an interim adjustment in rent if it is found that the resident at an annual or interim re-examination has misrepresented the facts upon which the rent is based so that the rent the resident is paying is less

²³ This is the so-called “Fixed Rent System”. Housing Authorities may elect to increase resident rent at an Interim Readjustment due to any increase in income (the “Interim Rent System”) or for selected increases in income stated in the lease.

than the rent that he/she should have been charged. The Housing Authority will apply any increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred. (Not a HUD requirement Housing Authority option)

3. Complete justification and verification of the circumstances applicable to rent adjustments must be documented by the resident and approved by the Executive Director or his/her designee. [24 CFR § 960.206]
4. MRHA VIII will process interim adjustments in rent in accordance with the following policy: (Not a HUD requirement, Housing Authority option)
 - (a) When a decrease in income is reported, and the Authority receives confirmation that the decrease will last less than 30 days, an interim adjustment will not be processed.
 - (b) When a financial hardship circumstances occurs lasting more than 30 days. Financial hardship is described as, decrease in income because of changed circumstances, loss or reduction of employment, death in the family, and reduction in or loss of earnings or other assistance. Has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education or other similar items; and other situations determined by the Housing Authority to be appropriate
 - (c) Decreases in income that are the result of (1) fraud by a member of the family or (2) the Family's failure to comply with welfare programs requirements for work activities or participation in an economic self-sufficiency program, an interim adjustment will not be processed. (QWHR Act of 1998 Section 512)
5. Residents granted a reduction in rent under these provisions may be required to report for special re-examinations at intervals determined by the Housing Manager. Reporting is required until the circumstances cease or until it is time for the next regularly scheduled re-examination, whichever occurs first. If family income increases during this time, the rent will be increased accordingly. A fully documented record of the circumstances and decisions shall be included in the resident's folder. (Not a HUD requirement, Housing Authority option).

B. Effective Date of Adjustments

Residents will be notified in writing of any rent adjustment and such notice will state the effective date of the adjustment. (Not a HUD requirement, Housing Authority option).

1. Rent decreases go into effect the first of the month following the reported change, provided the change in income or circumstances was reported within the month in which it occurred.
2. Rent increases (except those due to misrepresentation) require 30 days notice.

C. Failure to Report Accurate Information

If it is found the resident has misrepresented or failed to report to Management the facts upon which his/her rent is based so that the rent being paid is less than what should have been charged, then the increase in rent will be made retroactive. Failure to report accurate information is also grounds for initiating eviction proceedings in accordance with MRHA VIII's dwelling lease. [24 CFR § 966.4 (c)(2)]

7. Lease Termination Procedures

It is MRHA VIII's policy that no resident's lease shall be terminated except in compliance with applicable HUD regulations [(24 CFR § 966.4 (1)(2)] and the lease terms.

A. Notice Requirements

1. No resident shall be given a standard Notice of Lease Termination (30 day notice) without being told by the Housing Authority in writing the reason for the termination. The resident must also be informed of his/her right to request a hearing in accordance with the Grievance Procedure, and be given the opportunity to make such a reply as he/she may wish. Certain actions are excluded from the Grievance Procedure, specifically: any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or Housing Authority employees; and any drug-related criminal activity. [24 CFR § 966.4 (1)(3)] Housing Authorities performing lease terminations for criminal activity or drug-related criminal activity do not use the standard Notice of Lease Termination (30-day notice). Instead, they may use the minimum notice permitted under state law.
2. Notices of lease termination can be served personally, and if posted to the apartment door, may also be sent to the resident by regular or certified mail. Return of the Certified mail receipt, whether signed or unsigned shall be considered to be proof that the resident received proper notification. (Not a HUD requirement, Housing Authority option)
3. The Notice shall include a statement describing the resident's right to meet with the manager and determine whether a reasonable accommodation for those with a disability could eliminate the need for lease termination. (Not a HUD requirement, Housing Authority option)

B. Record Keeping Requirements

A written record of every termination and/or eviction shall be maintained by MRHA VIII, and shall contain the following information: (Not a HUD requirement, Housing Authority option)

1. Name of resident, number and identification of unit occupied
2. Date of the Notice of Lease Termination and any other notices required by State or local law; these notices may be on the same form and will run concurrently.
3. Specific reason(s) for the Notices, with section of the lease violated, and other facts pertinent to the issuing of the Notices described in detail

4. Date and method of notifying resident
5. Summaries of any conferences held with resident including dates, names of conference participants and conclusion

8. Utilities

In some of the Housing Authorities developments residents pay the cost of certain utilities directly to the supplier of utilities. When this is the case, resident rents are reduced by an Allowance for Utilities that is developed by MRHA VIII in consultation with the utility supplier and reviewed by HUD. [24 CFR § 965 & 966.4 (b)(2)]

A. Resident-Paid Utilities

The following requirements apply to residents living in developments with resident-paid utilities or applicants being admitted to such developments: (Not a HUD requirement, Housing Authority option)

1. When the supplier of utilities offers a “Budget” or level payment plan, it shall be suggested to the resident to pay his/her bills according to this plan. This protects the resident from large seasonal fluctuations in utility bills and ensures adequate heat in the winter. If the family is receiving TANF or other public assistance, MRHA VIII will encourage the family to consider a vendor payment plan for rent and utilities.
2. Third-Party Notification. When a resident makes application for utility service in his/her own name, he or she must sign a third-party notification agreement so that MRHA VIII will be notified if the resident fails to pay the utility bill.
3. Ability to Get Utilities Connected. If a resident or applicant is unable to get utilities connected because of a previous balance owed the utility company at a prior address, resident/applicant will not be permitted to move into a unit with resident paid utilities. This may mean that a current resident cannot transfer to a scattered site or that an applicant cannot be admitted to a unit with resident-paid utilities.
4. Payment Requirements-Resident Paid Utilities. Paying the utility bill is the resident’s obligation under the Housing Authority’s lease. Failure to pay utilities is grounds for eviction.

B. Excess Utility Charges

Residents in units where MRHA VIII pays the utilities may be charged for excess utilities if additional appliances or equipment are used in the unit (e.g. gas consumption) or the family has excess utility consumption. This charge shall be applied as specified in the lease. [24 CFR § 966.4 (b)(2)]

C. Utility Reimbursements

In developments with resident-paid utilities, those residents with Total Tenant Payments that are less than the applicable utility allowance for their unit will be entitled to have a utility reimbursement paid by the Housing Authority to the tenant in an amount equal to the difference between the Total Tenant Payment and the Utility allowance.

9. Ceiling Rents [See PIH Notice #96-6]

A. Intent and purpose

Ceiling rents are intended for families whose incomes have increased to the point that an income based rent (Total Tenant Payment as established in 24 CFR Part 5) is unreasonable for the housing being provided. Use of ceiling rent by MRHA VIII is optional.

B. Determining the need for Ceiling Rents

The need for ceiling rents will be demonstrated in two ways:

1. Resident families pay an income based rent in amount greater than the Section 8 Fair Market Rent (FMR) for a comparably sized unit; or,
2. Resident families pay an income based rent in an amount greater than 95% of the median rent in the development that they occupy.

C. Establishing Ceiling Rents

MRHA VIII retains the option to establish ceiling rents for all dwelling units in a particular development, for one or more classes of units under management (e.g. all three bedroom units) or inventory wide. Ceiling rents for a class of units will be based on the unit type, size, location or some other characteristic that is unit-based. Classification of ceiling rents units will not be resident based, that is, applicable to particular families because of their personal circumstances, rather Ceiling Rents will be based on the characteristics of the dwelling units occupied.

MRHA VIII retains the right to revoke or raise ceiling rents at any time after giving reasonable notice to the affected tenants.

D. Calculating Ceiling Rents

1. MRHA VIII will follow the procedures established by HUD. MRHA VIII will determine the minimum ceiling rent that can be established for a unit (The Section 8 fair market rent for the area).
2. Ceiling rent will be:
The current Section 8 Fair Market Rent for a comparably sized existing housing;

E. What the resident pays

Tenants in units where ceiling rents are in effect shall pay the lower of ceiling rent as established in 9.D. above, or the income based rent. (Total Tenant Payment, TTP, as established in 24 CFR Part 5)

F. Ceiling Rent Adjustments

Ceiling rents based on the FMR will be adjusted to reflect the most recent Section 8 FMR as published annually by HUD in the Federal Register,

- 10. Choice of rent (QHWR Act of 1998 Section 523)
 - A. The amount payable monthly by the family as rent to the Housing Authority is the rent selected annually by the family.
 - 1. Flat rent- a flat rent is the amount of tenant rent based on the Section 8 Fair Market rent for the unit and area. For families who choose flat rents, the Housing Authority will review the income of the family in accordance with the Housing Authority's established policies, at least once every three years.
 - 2. Income based rent or formula rent- the amount of tenant rent based on the family's income.
 - B. Ceiling Rent- ceiling rents instead of flat rents may be retained for a period of three years from _____. After this three year period, the ceiling rents will be adjusted to the same level as flat rents. However ceiling rents are subject to annual reexamination requirements, and the limitation that the tenant rent plus any utility allowance may not exceed the total tenant payment.
 - C. Changing type of rental payment. If the Housing Authority determines that the family is unable to pay the flat rent because of financial hardship, the Housing Authority must immediately switch the family's rental payment from flat rent to income-based rent.

- 11. Definitions and Procedures to be used in Determining Income and Rent
 - A. Annual Income [24 CFR 5.609 (a)(b)]

Annual income is the anticipated total income from all sources, including net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member including all net income from assets for the 12-month period following the effective date of initial determination or re-examination of income, exclusive of income that is temporary, non-recurring, or sporadic as defined below or is specifically excluded from income by other Federal statute. Annual income includes but is not limited to:

 - 1. The full amount before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
 - 2. The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business;

3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property.

Where the family has Net Family Assets in excess of \$5,000. Annual Income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD.;

4. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts; (See B. 14. Below for treatment of delayed or deferred periodic payment of social security or supplemental security income benefits.)
5. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay. (But see paragraph B. 3. Below concerning treatment of lump-sum additions as family assets.);
6. All welfare assistance payments received by or on behalf of any family member under programs funded separately or jointly by Federal, State or Local Government;
7. Periodic and determinable allowances, such as alimony and child support payments, and regular cash contributions or gifts received from persons not residing in the dwelling;
8. All regular pay, special pay, and allowances of a family member in the Armed Forces. (See Paragraph B.7. below concerning pay for exposure to hostile fire.)

B. Items not included in Annual Income [24 CFR § 5.609(c)]

Annual Income does not include the following:

1. Income from the employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);
3. Lump sum or delayed additions to family assets, such as inheritances, insurance payments (including payments under health, and accident insurance, and worker's compensation) capital gains, and settlement for personal property losses; (but see

paragraphs 4 and 5 above if the payments are or will be periodic in nature); (See paragraph 14. Below for treatment of delayed or deferred periodic payments of social security or supplemental security income benefits.)

4. Amounts received by the family that are specifically for, or in reimbursement of the cost of medical expenses for any family member;
5. Income of a live-in aide, provided the person meets the definition of a live-in aide (See Section 11 of these policies);
6. The full amount of student financial assistance paid directly to the student or the educational institution;
7. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
8.
 - (i) Amounts received under HUD funded training programs (e.g. Step-up program; excludes stipends, wages, transportation payments, child care vouchers, etc. for the duration of the training);
 - (ii) Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - (iii) Amounts received by a participant in other publicly assisted programs which are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) to allow participation in a specific program;
 - (iv) A resident services stipend. A resident services stipend is a modest amount (not to exceed \$200/month) received by a public housing resident for performing a service for the Housing Authority, on a part-time basis, that enhances the quality of life in public housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time;
 - (v) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs, (including training programs not affiliated with the local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for a limited period as determined in advance by the Housing Authority;
9. Temporary, non-recurring, or sporadic income (including gifts); or

10. For all initial determinations and reexamination of income on or after 23 April 1993, reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
11. Earnings in excess of \$480 for each full-time student 18 years or older (excluding the head of the household and spouse);
12. Adoption assistance payments in excess of \$480 per adopted child;
13. The earnings and benefits to any resident resulting from the participation in a program providing employment training and supportive services in accordance with the Family Support Act of 1988 (42 U.S.C. 1437 et seq.), OR any comparable Federal, State or local law during the exclusion period. For purposes of this paragraph the following definitions apply:
 - (a) Comparable Federal, State or local law means a program providing employment training and supportive services that: (a) is authorized by a Federal, State or local law; (b) is funded by the Federal, State or local government; (c) is operated or administered by a public agency; and (d) has as its objective to assist participants in acquiring employment skills.
 - (b) Exclusion period means the period during which the resident participates in a program described in this section PLUS 18 months from the date the resident begins the first job acquired by the resident after completion of such program that IS NOT funded by public housing assistance under the U.S. Housing Act of 1937 (42 U.S.C. 1437 et seq.). If the resident is terminated from employment without good cause, the exclusion period shall end.
 - (c) Earnings and benefits means the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.
14. Deferred periodic payments of Supplemental Security Income and Social Security benefits.
15. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit.
16. Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home.
17. Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying

the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.)

The following is a list of benefits excluded by other Federal Statute as of 3 August 1993 [FR Vol. 58, #147]:

- The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977 [7 USC 2017 (h)]
- Payments to volunteers under the Domestic Volunteer Service Act of 1973 [42 USC 5044 (g), 5088]
Examples of programs under this Act include but are not limited to:
 - the Retired Senior Volunteer Program (RSVP), Foster Grandparent Program (FGP), Senior Companion Program (SCP), and the Older American Committee Service Program;
 - National Volunteer Antipoverty Programs such as VISTA, Peace Corps, Service Learning Program, and Special Volunteer Programs;
 - Small Business Administration Programs such as the National Volunteer Program to Assist Small Business and Promote Volunteer Service to Persons with Business Experience, Service Corps of Retired Executives (SCORE), and Active Corps of Executives (ACE).
- Payments received under the Alaska Native Claims Settlement ACT [43 USC 1626(a)]
- Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes [25 USC 459e].
- Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program [42 USC 8624 (f)].
- Payments received under programs funded in whole or in part under the Job Training Partnership Act [29 USC. 1552 (b)]
- Income derived from the disposition of funds of the Grand River Band of Ottawa Indians [(Pub. L. 94-540, 90 Stat 203-04)]
- The first \$200 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims [25 USC. 1407-08], or from funds held in trust for an Indian Tribe by the Secretary of Interior [25 USC. 117b, 1407]
- Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs [20 USC 1087 uu]
 - Examples of Title IV programs include but are not limited to: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College Work Study, and Byrd Scholarships.
- Payments received from programs funded under Title V of the Older Americans Act of 1965 [42 USC 3056 (f)].
 - Examples of programs under this act include but are not limited to: Senior Community Services Employment Program (CSEP), National Caucus Center on the Black Aged, National Urban League, Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb.

- Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the *In Re Orange* product liability litigation, M.D.L. No 381 (E.D.N.Y.)
- Payments received under the Maine Indian Claims Settlement Act of 1980 [(Pub. L. 96-420, 94 Stat. 1785)]
- The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 [(42 USC. 9858q)]
- Earned income tax credit refund payments received on or after January 1, 1991 [26 USC. 32 (j)]

18. Reimbursements for Program-related Expenses:

- (a) Exclude reimbursements provided by a publicly assisted program to cover a person's out of pocket expenses which are made solely to allow participation in the program;
- (b) Examples include transportation, child care and other work-related expenses when a welfare recipient works in a non-profit agency to acquire job skills (Community Work Experience Program) or, if skilled, looks for a job (Employment Search Program);
- (c) Also Covers Volunteer fire-fighters

19. Training Programs:

- (a) Exclude all payments to trainees participating in the Job Training partnership Act, even if the training payments are funded jointly;
- (b) Exclude tenant training income funded under the Comprehensive Improvement Assistance Program;
- (c) Amounts residents earn under Resident Initiatives Program in Public housing are excluded to the extent the training is funded by HUD;
- (d) Exclude payments to disabled persons pursuing a Plan for Achieving Self-Support (PASS) received under HHS and encouraged by SSI program. They are disregarded by SSI for a limited time.

20. Any low-income subsidy received to assist low-income persons in paying for their Medicare Prescription Drug Program (PDD), including any fee paid by the participant for the Medicare PDD Program.

21. The Medicare assistance provided for the cost of drugs pursuant to Prescription Drug Discount Cards, negotiated drug price or transitional assistance subsidies or when the participant enrolls in the Medicare Prescription Drug Program.

C. Anticipating Annual Income [24 CFR Part 5]

If it is not feasible to anticipate income for a 12-month period, the Authority may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period. (This method would be used for teachers who are only paid for 9 months or for tenants receiving unemployment compensation.)

D. Adjusted Income (24 CFR Part 5)

Adjusted Income (the income upon which rent is based) means Annual Income less the following deductions and exemptions.

For All Families

1. Child Care Expenses. A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which Annual Income is computed.

BUT ONLY when such care is necessary to enable a family member to be gainfully employed or to further his/her education. Amounts deducted must be unreimbursed expenses and shall not exceed: (a) the amount of income earned by the family member released to work; or (b) an amount determined to be reasonable by MRHA VIII when the expense is incurred to permit education.

2. Dependent Deduction. An exemption of \$480 for each member of the family residing in the household (other than the head of household, or spouse, live-in aide, or foster child) who is under eighteen years of age or who is eighteen years of age or older or has a disability, or a full-time student.
3. Disability Expenses. A deduction of unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for family members with disabilities where such expenses are necessary to permit a family member(s), including the member with a disability to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for the visually handicapped, and equipment added to cars and vans to permit their use by family members with disabilities.

- (a) For non-elderly families and elderly families without medical expense: the amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.
- (b) For elderly families with medical expenses: the amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income (provided the amount so calculated does not exceed the employment income earned) PLUS medical expenses as defined below.

For Elderly and Disabled families only:

4. Medical Expense Deduction. A deduction of unreimbursed Medical Expenses, including insurance premiums, anticipated for the period for which Annual Income is computed.

Medical expenses include but are not limited to: services of physicians and other health care professionals, services of health care facilities, insurance premiums

(including the cost of Medicare), prescription and non-prescription medicines, transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by MRHA VIII for the purpose of determining a deduction from income the expenses claimed must be verifiable.

- (a) For elderly families without disability expenses: The amount of the deduction shall equal total medical expenses less three percent of annual income.
- (b) For elderly families with both disability and medical expenses: The amount of the deduction is calculated as described in paragraph 3 (b) above.

5. Elderly/disabled Household Exemption. An exemption of \$400 per household, see Definitions in the next section.

E. Computing Total Tenant Payment (TTP) and Rent

- 1. For all families the total tenant payment shall be the greatest of:
 - (a) 30% of adjusted monthly income: or
 - (b) 10% of monthly income; or
 - (c) the Minimum Rent (which is \$50);
and never more than
 - (d) the Ceiling or Flat rent applicable to the unit.
- 2. The Tenant Rent is equal to Total Tenant Payment minus the Utility Allowance (if any) applicable to the unit.

If the Utility Allowance is greater than the Total Tenant Payment, the resident is entitled to a utility reimbursement equal to the difference between the Utility Allowance and the TTP. The Housing Authority will pay this amount to the tenant.

12. Definitions of Terms Used in This Statement of Policies

- 1. Accessible Dwelling units-- when used with respect to the design, construction or alteration of an individual dwelling unit, means that the unit is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR § 8.32 & 40 [the Uniform Federal Accessibility Standards (UFAS)] is “accessible” within the meaning of this paragraph.

When an individual dwelling unit in an existing facility is being modified as a reasonable accommodation for use by a specific individual, the unit will not be deemed accessible even though it meets the standards that address the impairment of that individual unless the unit also meets the UFAS standards.

- 2. Accessible Facility—means all or any portion of a facility other than an individual dwelling unit used by individuals with physical handicaps. [24 CFR § 8.21]

3. Accessible Route—for persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility. [24 CFR § 8.3 & § 40.3.5]
4. Adaptability—ability to change certain elements in a dwelling unit to accommodate the needs of persons with disabilities. [24 CFR § 8.3 & § 40.3.5]
5. Alteration—any change in a facility or its permanent fixtures or equipment. It does not include: normal maintenance or repairs, re-roofing, interior decoration or changes to mechanical systems. [24 CFR § 8.3 & § 8.23 (b)]
6. Applicant—a person or a family that has applied for admission to housing.
7. Area of Operation—the jurisdiction of the Housing Authority as described in State law and the Housing Authority’s Articles Of Incorporation. (Not a HUD definition)
8. Assets—assets means “cash (including checking accounts), stocks, bonds, savings, equity in real property, or the cash value of life insurance policies. Assets do not include the value of personal property such as furniture, automobiles and household effects.”
IMPORTANT: See the definition of Net Family Assets, for assets used to compute annual income. (See 24 CFR Part 5 for definition of Net Family Assets)
9. Auxiliary Aids—means services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefits of programs or activities. [24 CFR § 8.3]
10. Care attendant—a person that regularly visits the unit of a Housing Authority resident to provide supportive or medical services. Care attendants have their own place of residence (and if requested by Housing Authority must demonstrate separate residence) and do not live in the public housing unit. Care attendants have no rights of tenancy.
11. Co-head of household—a household where two persons are held responsible and accountable for the family.
12. Dependent—a member of the household, other than head, spouse, sole member, foster child, or Live-in Aide, who is under 18 years of age, or 18 years of age or older and disabled, handicapped, or a full-time student. [24 CFR Part 5]
13. Designated Family—means the category of family for whom the Housing Authority elects to designate a project (e.g. elderly family in a project designated for elderly families) in accordance with the 1992 Housing Act. (The Extension Act, PL 96-120)
14. Designated housing—(or designated project) – a project(s), or portion of a project(s) designated for elderly only or for disabled families only in accordance with [The Extension Act, PL 96-120]

15. Designated Housing Plan—the Plan submitted by the Housing Authority and approved by HUD under which the Housing Authority is permitted to designate a building or portion of a building for occupancy by Elderly Families or Disabled Families. [The Extension Act, PL. 96-120]
16. Disabled Family—a family whose head, spouse or sole member is a person with disabilities. (Person with disabilities is defined later in this section.) The term includes two or more persons with disabilities living together, and one or more such persons living with one or more persons including live-in aides determined to be essential to the care and well-being of the person or persons with disabilities. A disabled family may include persons with disabilities who are elderly. (24 CFR Part 5)
17. Displaced Person—a person displaced by government action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise recognized pursuant to Federal disaster relief laws. This definition is used for eligibility determinations only. It should not be confused with the Federal preference for involuntary displacement. (24 CFR Part 5)
18. Divestiture Income—imputed income from assets disposed of by applicant or resident in the last two years at less than fair market value. [See the definition of Net Family Assets (Part 5 in this section.)]
19. Elderly Family—a family whose head or spouse (or sole member) is at least 62 years of age. It may include two or more elderly persons living together, and one or more such persons living with one or more persons, including live-in aides, determined to be essential to the care and well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly. (24 CFR Part 5)
20. Elderly Person—a person who is at least 62 years of age. (24 CFR Part 5)
- 21. Extremely Low income Family-- a family whose income does not exceed 30 percent of median income for the area (QHWR Act 1998 Sec 513)
22. Family—two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship or operation of law who will live together in Public Housing; OR two or more persons who are not so related, but are regularly living together, can verify shared income or resources who will live together in public housing.

The term family also includes: Elderly family (Definition #19), Near elderly family (Definition #37) disabled family (Definition #16), displaced person (Definition #17), single person (Definition #46), the remaining member of a tenant family, a foster care arrangement, or a kinship care arrangement (Definition #30). Other persons, including members temporarily absent (e.g. a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the applicant family's household if they are living or will live regularly with the family. [24 CFR Part 5 and 960]

Live-in Aides (Definition #30) may also be considered part of the applicant family's household. However, live-in aides are not considered family members and have no rights of tenancy or continued occupancy.

For purposes of continued occupancy: the term family also includes the remaining member of a resident family with the capacity to execute a lease.

- 23. Family Choice- (24 CFR 5.603, 5.614) (Section 523 of the QHWR Act of 1998) The 1998 act required PHAs to give families a choice among options for rents. The options provided must include at least a flat rent and an income-based rent. This choice must be given to each family annually.
- 24. Financial Hardship- as pertains to Family choice, Flat rent, Income based rent or Ceiling rent. Situations which family:
 - (a) Has experienced a decrease in income because of changed circumstances, loss or reduction of employment, death in the family, and reduction in or loss of earnings or other assistance;
 - (b) Has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education, or similar items; and
 - (c) Such other situations determined by the Housing Authority to be appropriate.
- 25. Financial Hardship- as pertains to Minimum rent include the following-
 - (a) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program.
 - (b) When the family would be evicted as a result of the imposition of the minimum rent requirement.
 - (c) When the income of the family has decreased because of changed circumstances, including loss of employment
 - (d) When a death has occurred in the family; and
 - (e) Other circumstances determined by the responsible entity or HUD.
- 26. Flat Rent—The rental value which HUD interprets to be reasonable market value. Based on rent of comparable units in the community and/or the areas Section 8 rent reasonableness survey for comparable developments. (QHWR Act 1998 Section 523)
- 27. Full-Time Student—a person who is attending school or vocational training on a full-time basis (24 CFR Part 5.603)
- 28. Guests—Tenants may have a guest or guests as visitors to their household without need of prior approval. However, a “guest” who makes recurring visits to the same household in excess of fourteen (14) noncontinuous days and nights within a 90-day period, or in excess of fourteen (14) consecutive days and nights, without written approval of the MRHA VIII will be deemed a household member. Tenants must apply for approval in writing. To promote tenant safety and avoid misunderstandings, all tenants are encouraged to notify the MRHA VIII of the presence of guest regardless of length of stay.

29. Head of Household—head of the household means the family member (identified by the family) who is held responsible and accountable for the family.
30. “Individual with handicaps,” Section 504 definition [24 CFR § 8.3]
- The Section 504 definitions of “Individual with Handicaps” and “Qualified Individual with Handicaps” are not the definitions used to determine program eligibility. Instead, use the definition of person with disabilities as defined later in this section. Note: the Section 504, Fair Housing, and Americans with Disabilities Act (ADA) definitions are similar. ADA uses the term “individual with a disability”.
- “Individual with handicaps” means any person who has:
- (a) A physical or mental impairment that:
 - substantially limits one or more major life activities;
 - has a record of such an impairment;
 - or is regarded as having such an impairment
 - (b) The term does not include any individual who is currently engaging in the illegal use of drugs.
 - (c) Definitional elements:
 - As used in this definition the phrase, “physical or mental impairment” means any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or
 - Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term “physical or mental impairment” includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.
 - “Major life activities” means: functions such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.
 - “Has a record of such an impairment” means: has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.
 - “Is regarded as having an impairment” means:
 - Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation;
 - Has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or

- Has none of the impairments defined in this section but is treated by a recipient as having such an impairment.

NOTE: A person would be covered under the first item if PHA refused to serve the person because of a perceived impairment and thus “treats” the person in accordance with this perception. The last two items cover persons who are denied the services or benefits of PHA’s housing program because of myths, fears, and stereotypes associated with the disability or perceived disability.

- (d) The 504 definition of handicap does not include homosexuality, bisexuality, or transvestitism. Note: These characteristics do not disqualify an otherwise disabled applicant/resident from being covered.
- (e) The 504 definition of individual with handicaps is a civil rights definition. To be considered for admission to public housing a person with disabilities found in this section.

31. Involuntary displacement—displaced as a result of a disaster, such as a fire, flood, hurricane, tornado, etc., and housing unit is uninhabitable, and applicant is not living in standard, permanent replacement housing.
32. Kinship care—an arrangement in which a relative or non-relative becomes the primary caregiver for a child or children but is not the biological parent of the child or children to be a kinship caregiver under this definition. (Definition provided by the Kinship Care Project, National Association for Public Interest Law) (Not a HUD definition, Housing Authority option)
33. Live-in Aide—a person who resides with an elderly person(s) or person(s) with disabilities and who: (a) is determined by the Housing Authority to be essential to the care and well being of the person(s); (b) is not obligated to support the family member; and (c) would not be living in the unit except to provide the necessary supportive services (24 CFR Part 5).

Housing Authority policy on Live-in Aides stipulates that:

- before A Live-in Aide may be moved into a unit, a third-party verification must be supplied that establishes the need or such care and the fact that the person cared for will be able to remain in the unit and comply with the lease terms as the result of such care;
- Move-in of a live-in aide must not result in overcrowding of the existing unit except in extraordinary and temporary circumstances (although, a reasonable accommodation for a resident with a disability may be to move the family to a larger unit);
- Live-in aides have no right to the unit as a remaining member of a resident family;
- Relatives who satisfy the definitions and stipulations above may qualify as a live-in aide but only if they sign a statement prior to moving in relinquishing all rights to the unit as the remaining member of a resident family.
- A live-in aide can be a single person. A live-in aide with a family may also be considered for admission to the unit provided that the addition of the live-in aide’s family does not result in overcrowding of the existing unit. The adult members of the live-in aide’s family must meet Housing Authority screening criteria.

- A live-in aide will be required to meet the Housing Authority’s screening requirements with respect to past behavior, especially:
 - A record of disturbance of neighbors, destruction of property, or living or housekeeping habits at present or prior residences which may adversely affect the health, safety, or welfare of other tenants or neighbors; and
 - Criminal activity such as crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity which would adversely affect the health, safety, or welfare of other residents or staff or cause damage to the unit or the development.
34. Low-income household—A family whose annual income does not exceed 80 percent of the median income for the area as determined by HUD with adjustments for smaller and larger families (24 CFR Part 5)
 35. Medical Expense Allowance—for purposes of calculating adjusted income for elderly or disabled families only, medical expenses mean the medical expense in excess of 3% of Annual Income, where these expenses are not compensated for or covered by insurance (24 CFR Part 5).
 36. Minimum Rent- a family must pay at least a minimum rent. This Housing Authority has established a minimum rent of \$50.00. This minimum rent includes tenant rent plus any utility allowance.
 37. Minor—a minor is a person less than 18 years of age. An unborn child will not be considered as a minor. (See definition of dependent.) Some minors are permitted to execute contracts, provided a court declares them “emancipated”.
 38. Mixed Population Project—means a public housing project for elderly and disabled families. The Housing Authority is not required to designate this type of project under the Extension Act. [PIH Notice 97-12]
 39. Multifamily housing project—for purposes of Section 504, means a project containing five or more dwelling units. [24 CFR § 8.3]
 40. Near-elderly family—means a family whose head, spouse, or sole member is a near-elderly person (at least 50 but less than 62 years of age). The term includes two or more near-elderly persons living together, and one or more such persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly. [24 CFR Part 5]
 41. Near-elderly person—means a person who is at least 50 years of age but below 62, who may be a person with a disability. [24 CFR Part 5]
 42. Net Family Assets—the net cash value, after deducting reasonable costs that would be incurred in disposing of: [24 CFR Part 5]

- Real property (land, houses, mobile homes)
 - Savings (CDs, IRA or KEOGH accounts, checking and savings accounts, precious metals)
 - Cash value of whole life insurance policies
 - Stocks and bonds (mutual funds, corporate bonds, savings bonds)
 - Other forms of capital investments (business equipment)
 - Net cash value is determined by subtracting the reasonable costs likely to be incurred in selling or disposing of an asset from the market value of the asset. Examples of such costs are: brokerage or legal fees, settlement costs for real property, or penalties for withdrawing saving funds before maturity
 - Net Family assets also include the amount in excess of any consideration received for assets disposed of by an applicant or resident for less than fair market value during the two years preceding the date of the initial application or re-examination. This does not apply to assets transferred as the result of a foreclosure or bankruptcy sale.
 - In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be less than fair market value if the applicant or resident receives important considerations not measurable in dollar terms (24 CFR Part 5)
43. Paying more than 50% of income for rent—this is the second of the three Former Federal preferences for admission.
44. Person with disabilities²⁴ (24 CFR Part 5)—
means a person who-
- (a) Has a disability as defined in Section 223 of the Social Security Act (42 USC. 423);
or,
 - (b) Is determined to have a physical or mental impairment that:
 - (i) is expected to be of long continued and indefinite duration;
 - (ii) Substantially impedes his/her ability to live independently; and,
 - (iii) Is of such nature that such disability could be improved by more suitable housing conditions; or,
 - (c) Has a developmental disability as defined in Section 102 (5)(b) of the Developmental Disabilities Assistance and Bill of Rights Act [42 USC. 6001 (5)]
45. Portion of project—includes, one or more buildings in a multi-building project; one or more floors of a project or projects; a certain number of dwelling units in a project or projects.
46. Project, Section 504—means the whole of one or more residential structures and appurtenant structures, equipment, roads, walks,, and parking lots which are covered by a single contract for Federal financial assistance or application for assistance, or are treated as a whole for processing purposes, whether or not located on a common site. [24 CFR § 8.3]

²⁴ NOTE: this is the program definition for public housing. The 504 definition does not supersede this definition. [24 CFR 8.4 (c)(2)]

47. “Qualified Individual with handicaps”, is defined in the Section 504 regulations as: (24 CFR 8.3)
- “(b) with respect to any non-employment program or activity which requires a person to perform services or to achieve a level of accomplishment, an individual with handicaps who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that can recipient can demonstrate would result in a fundamental alteration of its nature; or
- “(c) With respect to any other non-employment program or activity, an individual with handicaps who meets the essential eligibility requirements for participation in, or receipt of benefits from , that program from that program or activity. Essential eligibility requirements include stated eligibility requirements such as income, as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupancy of multifamily housing be capable of meeting the recipient’s selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than the recipient. For example, a chronically mentally ill person whose particular condition poses a significant risk of substantial interference with the safety or enjoyment of others or with his or her own health or safety in the absence of necessary supportive services may be “qualified” for occupancy in a project where such supportive services are provided by the recipient as a part of the assisted program. The person may not be ‘qualified’ for a project lacking such services.
48. Responsible Entity- means the Housing Authority administering the program under an ACC with HUD.
- 49. Self-Sufficiency Incentives—(24 CFR 5.612 and QHWR Act of 1998 Section 508) exempts earned income for families who start work or self-sufficiency programs. PHA cannot increase a family’s rent for a period of 12 months if the increase in income results from (1) earnings of a previously unemployed family member; (2) earnings of a family member during participation in a self-sufficiency or job training program or (3) earnings of a family member that had been receiving welfare in the previous six months. After the 12 month disallowance a family’s rent increase must be phased in. The phased in rent cannot increase as a result of the earned income by more than 50 percent for an additional 12 months.
50. Single Person—a person who is not an elderly person, a person with disabilities, a displaced person, or the remaining member of a resident family (24 CFR part 5)
51. Spouse—spouse means the husband or wife of the head of the household.
52. Substandard Housing [24 CFR § 960.214]—this is the third category of Former Federal preference.
53. Tenant Rent—the amount payable monthly by the family as rent to PHA. Where all utilities (except telephone) and other essential housing services are supplied by the Authority, Tenant Rent equals Total Tenant Payment. Where some or all utilities (except

telephone) and other essential housing services are not supplied by the PHA and the cost thereof is not included in the amount paid as rent, Tenant Rent equals Total Tenant Payment less the Utility Allowance (24 CFR Part 5).

54. Total Tenant Payment (TTP)- the TTP is calculated using the following formula:

The greater of 30% of the monthly Adjusted Income (as defined in these policies) or 10% of the monthly Annual Income (as defined in these policies), but never less than the Minimum Rent or more than the ceiling rent or flat rent. If the Resident pays the utilities, the amount of the Utility Allowance is deducted from the TTP. See the definition for Tenant Rent. (24 CFR Part 5).
55. Uniform Federal Accessibility Standards—standards for the design, construction, and alteration or publicly owned residential structures to insure that physically handicapped persons will have ready access to and use of such structures. The standards are set forth in Appendix A to 24 CFR Part 50. See cross reference in 504 regulations, [24 CFR § 8.32 (a)]
56. Utilities—utilities means electricity, gas, other heating, refrigeration and cooking fuels, trash collection, water, and sewerage services. Telephone service is not included as a utility. (24 CFR § 965.473).
57. Very Low-Income Family—very low-income family means a family whose Annual Income does not exceed 50 percent of the median Annual Income for the area, with adjustments for smaller and larger families, as determined by the Secretary of Housing and Urban Development (24 CFR Part 5)
58. Utility Reimbursement—funds that are reimbursed to a resident or to the utility company on the resident’s behalf if the utility allowance exceeds the Total Tenant Payment (24 CFR Part 5)
59. Working Family preference—head of household, spouse, or other adult in the household is and has been gainfully employed for at least three months OR head of household, spouse, or sole member of the household , is age 62 or older, or is receiving Social Security disability, Supplemental Security Income, disability benefits, or any other payments based on the individual’s inability to work.

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

ADMINISTRATIVE PLAN / EQUAL OPPORTUNITY

HOUSING PLAN

Amended: 12-14-95
Effective: 02-14-96
Amended: 11-01-96
Effective: 01-01-97
Amended: 11-13-97
Effective: 01-09-98
Amended: 10-01-99
Effective: 10-13-99
Amended: 08-14-03
Effective: 08-14-03
Amended: 05-27-04
Effective: 06-10-04
Amended: 01-26-05
Effective: 02-10-05
Amended: 10-13-05
Effective: 11-01-05
Amended: 02-09-06
Effective: 04-01-06
Amended: 04-13-06
Effective: 06-01-06

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**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
ADMINISTRATIVE PLAN/EQUAL OPPORTUNITY
HOUSING PLAN**

PURPOSE OF POLICY:

This administrative plan states the HA policy on matters for which the HA has discretion to establish local policies and is in accordance with HUD regulations and other requirements.

It is the policy of this HA to comply fully with all Federal, State and local laws governing Fair Housing Act, Civil Rights Act of 1964, Age Discrimination Act of 1975, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act.

1. *because of race, color, national origin, sex, religion, familial status or disability in the leasing, rental or other composition of housing or related facilities, including land, that is part of any project or projects under MRHA VIII’s jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.*
2. *The MRHA VIII shall not, on account of race, color, national origin, sex, religion , familial status or disability:*
 - a) *Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;*
 - b) *Provide housing which is different from that provided others;*
 - c) *Subject a person to segregation or disparate treatment;*
 - d) *Restrict a person’s access to any benefit enjoyed by others in connection with the housing The Mississippi Regional Housing Authority No. VIII (MRHA VIII) MS040, shall not discriminate program;*
 - e) *Treat a person differently in determining eligibility or other requirements for admission;*
 - f) *Deny a person access to the same level of services*

3. *The MRHA VIII will identify and eliminate situations or procedures that create a barrier to equal housing opportunity for all.*
4. *The MRHA VIII will affirmatively further fair housing by examining their programs, or proposed programs and identify any impediments to fair housing choice within those programs. Further, MRHA VIII will address those impediments in a reasonable fashion, in view of the resources available and work with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the MRHA VIII’s involvement and maintain records reflecting these analyses and actions.*

The areas of operation will be the following fourteen (14) southern most counties of Mississippi: Covington, Forrest, George, Greene, Hancock, Harrison, Jackson, Jones, Lamar, Marion, Pearl River, Perry, Stone and Wayne.

SECTION I. SELECTION OF APPLICANTS:

The HA will only admit eligible families to the program. In order for a family to be selected for the program, a household must be either a “family” in accordance with HUD’s definition for a family and income eligible. The applicable income limit for issuing a voucher will be the highest applicable income limit for the area in the HA jurisdiction. However, the applicable income limit for admission is the income limit for the area in which the family initially leases a unit and first becomes a Section 8 participant. Any family including a portable family who is not a current program participant must be income eligible in the area where they are first assisted. Applicant’s total annual income, as defined herein, cannot exceed the limits indicated below by HUD with adjustments for a smaller and larger families:

<i>Extremely Low Income:</i>	<i>30% of the area median income</i>
<i>Very Low Income:</i>	<i>50% of the area median income</i>
<i>Low Income:</i>	<i>80% of the area median income</i>

Selection of applicants from the waiting list will be based on the date application is received and local preferences. In the event of a tie in the total of preference points, the date of the application and/or applicants names will be alphabetized, if needed, in a “tie-breaker” situation. The HA will no longer select a family based upon the bedroom size for which the family qualifies. The Housing Authority has established the following local preferences: Families affected by Hurricane Katrina /Rita, Elderly/ Disabled, Displaced Persons, Working Families and Special Program participants. Due to the fact that the HA serves 14 southern most counties in Mississippi, the waiting list will be maintained by county.

Prior to admission, a written preliminary application is completed and signed by the applicant. The HA

will review the application and determine if the applicant meets both income eligibility requirements and/or local preference requirements.

The HA will provide reasonable accommodations for applicants with disabilities, (i.e. home visits for those who cannot come to the office).

Once an appointment is scheduled, applicants will be responsible for bringing copies of the following items: Birth Certificate(s) of household members, social security card(s) of all family members, marriage license, divorce decree(s), most recent award letters from Social Security and/or VA verification of unemployment benefits, proof of worker's compensation and copies of documentation to verify evidence of citizenship or eligible immigration status. Applicants who fail to provide required information will result in formal application being rescheduled and/or possibly withdrawn.

The HA will verify all income including wages, bonuses, tips, unemployment, social security, SSI, VA disability, widow benefits, income from assets, profit/loss statements for self-employed, retirement, child support or any other eligible source of income. The HA will also verify to determine if applicant owes amounts to the HA or to another HA in connection with Section 8 or public housing assistance under the 1937 Act. The HA's verification of income will be current within 60 days before issuance of the voucher. The following items will be reviewed during the interview process and returned to the applicant: Past year's W-2 forms for all members of household, names of all employers for the last 12 months and the most current check stub for working applicants.

The HA will use the following levels of verification methods if available to determine the income and any eligible deductions where applicable at the Formal Application, Annual Re-examination and Interim Re-examination.

Level 5- Up Front Income Verification-computer matching, work numbers, HUD systems and SWICA.

Level 4-Written Third Party Verification-HA mails, faxes or e-mails verification forms.

Level 3-Oral Third Party Verification-HA contacts independent source by phone.

Level 2-Document Review-tenant supplied documents.

Level 1-Tenant Declaration-notarized statements or affidavit.

All applicants must be a family with or without children and must be income eligible in accordance with HUD guidelines. The HA will give consideration to applicants who are eligible under the following Local Preferences adopted for the Section 8 Tenant Based Housing Choice Voucher Program.

- (a). Families Affected by Hurricane Katrina/Rita: A family participating in the public housing program from a jurisdiction declared as a federal disaster area as a result of Hurricane Katrina/Rita.*
- (b). Elderly/Disabled: A family whose head or spouse or sole member is at least sixty-two (62) years of age, or a Disabled Family or disabled persons living together, or one or more such persons living with another person who is determined to be essential to his/her care and well-being.*
- (c). Displaced person(s): Individuals or families displaced by public or private action. This preference includes individuals or families who have received a written condemnation notice from the local government entity within MRHA VIII jurisdiction indicating*

condemnation of their rental unit is imminent. Renters who damage the rental home or are otherwise responsible for causing the condemnation are not eligible for this preference.

- (d) Families with an adult member employed full-time for the past 12 months (full-time is at least 30 hours per week); graduated from or enrolled full-time in an accredited institution of higher education (university, college, or community college). Full-time students must have completed at least the first year of their academic requirements and continuing, and college graduates must be gainfully employed to receive this preference.*
- (e) Families referred to MRHA VIII under special programs including the Family Unification, Mainstream Housing Choice Voucher, Welfare-to-Work Programs, Shelter Plus Care and Designated Housing if funds become available for the above special programs.*
- (f) All other applicants.*

Based on the above preferences, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C, and preference C families will be offered housing before any families in preference D and preference D families will be offered housing before any families in preference E..

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

The system for removing applicant names from the waiting list will be as follows:

The HA will remove names of applicants who do not respond to HA requests for information or updates within the time period allotted.

The system used for removing applicant names from the waiting list will not violate the rights of a disabled person under HUD regulations and requirements.

If the HA determines that an applicant does not qualify for a local preference claimed by the applicant, the HA will give the applicant written notice of the determination and state that the applicant has the right to meet with a HA representative to review the determination. The meeting will be conducted by any person or persons designated by this HA, who may be an officer or employee of this HA, other than the person who made or reviewed the determination or a subordinate of this person. Applicants may exercise other rights if they believe they have been discriminated against. Administrative review requirements apply only to whether the applicant meets the criteria for a preference. They do not apply to the system for applying preferences or alternative definitions.

OPENING WAITING LIST:

The HA will give public notice that families may apply for tenant-based assistance. The public notice will state where and when to apply. The HA will give the public notice by publication in a local newspaper of general circulation and also by minority media and other suitable means. The notice will comply with the HUD approved Section 8 Administrative/EO Plan and with HUD fair housing requirements. The public

notice will state any limitations on who may apply for available slots in the program.

If the waiting list is open, the HA will accept applications from families for whom the list is open unless there is good cause for not accepting the application.

CLOSING WAITING LIST

If the HA determines that the existing waiting list contains an adequate pool for use of available program funding, the HA will stop accepting new applications. Even if the HA is not accepting additional applications, the HA will accept applications from applicants who claim a Local Preference unless the waiting list contain adequate pool of applicants who are likely to qualify for a Local Preference.

The HA waiting list will contain the following information for each applicant listed: applicant name, family unit size (number of bedrooms for which family qualifies under HA occupancy standards); date of application, qualification for local preference racial or ethnic designation of the head of household.

SECTION II. ISSUING OR DENYING TENANT BASED HOUSING CHOICE VOUCHERS

When a family is selected, the HA issues a voucher to the family at a scheduled briefing. The Section 8 program will be fully explained. The family will be given information to assist with locating a unit that meets program housing quality standards. If the family finds a unit and the owner is willing to lease the unit under the program, the family must request HA approval to lease the unit. Applicants will receive their initial request for lease approval at HA's briefing. The HA will permit only one request for lease approval at a time. The family must submit to the HA a request for lease approval, Tenancy Addendum, and a copy of the proposed lease. All documents must be submitted during the initial term of the voucher.

The initial term of a voucher will be 60 calendar days. The initial term will be stated on the voucher.

The HA will grant a family one or more extensions not to exceed 120 calendar days from the beginning of the initial term if requested by the family because of difficulty in locating a unit. Requested extensions will be granted in 30-day increments. If a family member is a disabled person and the family needs an extension, the HA will also allow extensions up to the maximum time allowed. The applicant will be required to contact HA via telephone or in writing prior to the end of their initial term of the voucher in order for an extension to be granted. The HA will withdraw the voucher if the time allotted has expired. During the initial and any extended term of a voucher, the HA will encourage the family to report progress in leasing a unit.

After the family finds a suitable unit, the HA enters into a Housing Assistance Payments Contract with the owner to make rent subsidy payments to the owner to subsidize occupancy by the family. The HA will not approve a lease unless the rent is reasonable in relation to locality, quality, amenities, facilities, management and maintenance of the unit. If the family moves out of the leased unit, the Housing Assistance Payments Contract with the owner terminates.

SECTION III. SPECIAL RULES FOR USE OF AVAILABLE FUNDS

Not Applicable

SECTION IV. OCCUPANCY POLICIES

1. Definition of "Family":

A family includes but is not limited to:

- 1. A family with or without children, related by blood or marriage (brother/sister, half-brother/sister (one parent is the same), step-brother/sister (one single parent marries another single parent), first cousin (one parent’s brother or sister’s child), aunt/uncle (one parent’s brother or sister), grandmother/father (one parent’s mother or father)), who have the legal capacity to enter into a lease under state and local law. The temporary absence of a child from the home due to placement in fostercare shall not be considered in determining family composition and family size.*
- 2. An elderly family: a family whose head, spouse, or sole member is a person who is at least 62 years of age; or two or more persons who are at least 62 years of age living together; or one or more persons who are at least 62 years of age living with one or more live-in aides.*
- 3. A near elderly family: a family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.*
- 4. A disabled family: a family whose head, spouse, or sole member is a person with disabilities; two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides.*
- 5. A displaced family: a family in which each member, or sole member, is a person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.*
- 6. The remaining member of a tenant family; and*
- 7. A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.*

To avoid overcrowding, dwellings will be leased in accordance with the guidelines set forth below:

<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
	<u>Minimum</u>	<u>Maximum*</u>
0	1	1
1	1	2

2	2	4
3	4	6
4	6	8
5	8	10

**The maximum number of persons may be exceeded to permit an infant to share the parent's bedroom except in the 0 size units.*

Bedroom sizes will be determined as follows:

- a. A single person will be allocated a one bedroom unit.*
- b. A married couple who has one (1) child will be allocated a two-bedroom unit regardless of age of the child.*
- c. A single head of household who has one (1) child that has reached 3 years of age will be allocated a two-bedroom unit regardless of the sex of the child.*
- d. A single head of household who has three (3) children of the same sex, under the age of nine (9) will be allocated a two-bedroom unit.*
- e. A single head of household with three (3) children of the opposite sex who are under the age of six (6) will be allocated a two-bedroom unit.*

If HA determines that a unit does not meet the HQS space standards because of an increase in family size or change in family composition, the HA will issue the family a new voucher. After a bedroom size has been determined for a family, the family may actually lease a unit containing more or less bedrooms than the family unit size, provided the Fair Market/Exception Rent limit and applicable HQS space requirements are not exceeded for the size determined necessary for the family.

Dwellings should not be assigned so that persons of opposite sex, other than the husband and wife will occupy the same bedroom, with the exception of minors under the age of 6 years. Dwellings should not be assigned so as to require the use of the living room for sleeping purposes, except in cases of very large families. Every family member, regardless of age, is to be counted as a person.

Additionally, when a mature blood relative of either the head or his spouse is dependent upon the family for shelter, a separate bedroom is authorized.

An elderly or disabled person who require a live-in aide may be assigned a private bedroom for the attendant with proper documentation and HA approval. If the Section 8 participant leaves the unit, the live-in-aide is not considered a "remaining" family member or program participant and does not receive any assistance for continued occupancy of the unit. Section 8 family income will not include income of the live-in aide.

Admission to the program will not be based on discrimination because members of the family are unwed parents, recipients of public assistance, or children born out of wedlock; discrimination because a family includes children (familial status discrimination); discrimination because of age, race, color, religion, sex, or national origin; discrimination because of a disability; or whether a family decides to participate

in a family self-sufficiency program.

II. Definition of when a Family is considered to be Continuously Assisted

A family may move to a new unit with continued tenant-based assistance under the following circumstances:

1. The assisted lease for the old unit has terminated. This includes a termination because the HA has terminated the HAP contract for the owner's breach or the lease has terminated by mutual agreement of the owner and the tenant.
2. The owner has given the tenant a notice to vacate or has commenced an action to evict the tenant, or has obtained a court judgment or other process allowing the owner to evict the tenant, unless for a serious lease violation.
3. The tenant has given notice of lease termination (if the tenant has a right to terminate the lease on notice to the owner for owner breach)

SECTION V. RESTRICTIONS ON THE NUMBER OF MOVES BY A FAMILY

Voucher participants are allowed only one request for a transfer each year during the annual reexamination. The HA will allow families only one move per year inside the HA jurisdiction or under portability procedures. If the family wants to move to a new unit that is located outside or inside the initial HA jurisdiction, the notice must specify the area where the family wants to move. The family must also notify the HA and the owner before moving from the old unit. During the initial year of assisted occupancy, the Director of Section 8 will review on a case-by-case basis on whether a family may move outside or inside the HA jurisdiction after receiving a written request from the tenant. The HA will deny permission to move if sufficient funding for continued assistance is unavailable.

SECTION VI. MINIMUM TENANT RENT

Each Section 8 family assisted under the voucher program will be required to pay a monthly "minimum rent" of not less than \$50.00.

If the tenant wishes to lease a unit when the initial rent on a unit exceeds the payment standard, the tenant may pay the difference up to forty (40) percent of the tenant's adjusted income. The forty percent limitation will not apply for a family that rents below the payment standard, and whose statutory total tenant payment exceeds forty percent of the family's adjusted income.

SECTION VII. Interim Redetermination of Family Income and Composition

Families are required to report any changes in family composition or total household income within 10 days. This is necessary to ensure that the family is housed in the appropriate sized unit and that necessary adjustments to tenant rent and housing assistance payments are in accordance with HUD requirements.

*At the discretion of the HA, increases in family income between annual reexamination **will not** result in a rent increase until the next annual reexamination.*

When the HA elects to process rent adjustments, the HA will make any necessary adjustments determined to be appropriate. When the HA receives information on the family's increase in income of at least \$10 a week, the HA will adjust tenant rent and the housing assistance payment to reflect any change in total tenant payment. Adjustment in the total tenant payment, tenant rent and housing assistance payment will be verified and the tenant will be notified of the changes.

SECTION VIII. ENCOURAGING PARTICIPATION BY OWNERS

The HA will encourage owners to make units available for leasing in the program, including owners of suitable units located outside areas of poverty and racial concentration. Activities may include: placing notices in apartment association/real estate publications and in the real estate and business sections of newspapers of general circulation, public service announcements on local radio stations and in local newspapers in all of our areas of operation, HA presentations to owners and real estate and property management organizations, meeting individually with property owners/managers, personal letters to current owners and distributing brochures that describe the program.

SECTION IX. ASSISTING FAMILIES THAT CLAIM ILLEGAL DISCRIMINATION

The HA will give each family information in their briefing packets on how to fill out and file a housing discrimination complaint in the event a family experience illegal discrimination based on race, color, religion, sex, national origin, age, familial status or disability that may prevent a family from finding or leasing a suitable unit with assistance under the program.

SECTION X. HA POLICY ON PROVIDING INFORMATION TO OWNERS

The HA will provide to prospective owners the following information about the family:

Family's current address as shown in HA records

Name and address (if known to the HA) of the landlord at the family's current and prior address.

The HA will provide the family a statement of the HA policy on providing information to owners in each families informational packets that is given to a family selected to participate in the program. The HA will inform the owners that the HA has not screened the family's behavior or suitability for tenancy and that such screening is the owner's responsibility.

The HA may release any other information to the owner in the HA possession about families when they want to lease a dwelling unit such as tenancy history of family members or about drug trafficking by family members.

SECTION XI. DISAPPROVAL OF OWNERS

The HA will not approve a unit if the HA has been informed (by HUD or otherwise) that the owner is debarred, suspended, or subject to a limited denial of participation. When directed by HUD, the HA will not approve a unit if:

The federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements, and such action is pending; or

A court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements.

The HA will use administrative discretion on whether approval to lease a unit from an owner for any of the following reasons: The owner has violated obligations under a housing assistance payments contract under Section 8 of the 1937 Act; the owner has committed fraud, bribery or any other corrupt or criminal act connected with any federal housing program; the owner has engaged in drug-trafficking; the owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing program; the owner has a history or practice of renting units that fail to meet State or local housing codes; the owner has not paid State or local real estate taxes, fines or assessments. Files will be documented and maintained reflecting a history of such violations. Facts surrounding violation will be presented in writing to the, owner and when applicable, notice of HA decision to disapprove their status as a Section 8 participating owner.

SECTION XII SUBSIDY STANDARDS

The HA will establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. For each family, the HA determines the appropriate number of bedrooms under the HA subsidy standards (family unit size). The family unit size number is entered on the voucher issued to the family. The HA issues the family a voucher for the family unit size when a family is selected for participation in the program.

- 1. The subsidy standards will provide for the smallest number of bedrooms needed to house a family without overcrowding.*
- 2. The subsidy standards will be consistent with space requirements under the housing quality standards.*
- 3. The subsidy standards must be applied consistently for all families of like size and composition.*
- 4. Any live-in-aide (approved by the HA to reside in the unit to care for a family member) must be counted determining the family unit size.*
- 5. In determining family unit size for a particular family, the HA will grant an exception to*

established subsidy standards if justified by the age, sex, health, disability, or relationship of family members or other personal circumstances.

The family unit size as determined for a family under the HA subsidy standards is used to determine the maximum rent subsidy for the family.

In the Voucher program, the HA establishes payment standards by number of bedrooms. The payment standard for the family will be the lower of the payment standard for the family unit size or the payment standard for the unit rented by the family. The family may lease an otherwise acceptable dwelling unit with fewer bedrooms than the family unit size. However, the dwelling unit must meet the applicable HQS space requirements. The family may lease an otherwise acceptable dwelling unit with more bedrooms than the family unit size.

SECTION XIII. FAMILY ABSENCE FROM THE DWELLING UNIT

The HA will allow families to be absent from unit for brief periods up to 30 days. For longer absences up to 60 consecutive calendar days, a family must promptly notify HA in writing at least two weeks prior to absence from the unit for instances such as vacations, hospitalizations, imprisonment, etc.. Families must advise HA in writing upon return. In situations where the family has not notified HA, verification of family occupancy or absence through letters, phone calls, visits or questions to landlord or neighbors will be initiated. The HA will terminate assistance if family is absent from assisted unit for longer than the maximum permitted absence.

SECTION XIV. FAMILY BREAKS UP

The HA will review written request(s) concerning family break-ups on a case-by-case basis on whether assistance should remain with family members remaining in the original assisted unit. The interest of minor children, ill, elderly, disabled and other family members at the discretion of HA will be reviewed for continued assistance of unit. In cases where a court determines the disposition of property between members of the assisted family in a divorce or separation under a settlement or judicial decree, the HA is bound by the court's determination of which family members continue to receive assistance in the program.

SECTION XV. INFORMAL REVIEW PROCEDURES FOR APPLICANTS

The HA will give an applicant an opportunity for an informal review of the HA decision denying assistance to the applicant. The review will be conducted by any person or persons designated by the HA other than a person who made or approved the decision under review or a subordinate of this person.

The HA will give an applicant for participation prompt notice of a decision denying assistance to the applicant. The notice will contain a brief statement of the reasons for the HA decision. The notice will also state that the applicant may request an informal review of the decision and must describe how to obtain the informal review. The applicant will be given an opportunity to present written or oral objections to the HA decision. The HA will notify the applicant of the HA final decision after the informal

review, including a brief statement of the reasons for the final decision.

SECTION XVI. INFORMAL HEARING PROCEDURES FOR PARTICIPANTS

The HA will notify the family in writing that the family may ask for an explanation of the basis of the HA determination, and that if the family does not agree with the determination, the family may request an informal hearing on the decision. The notice will contain a brief statement of reasons for the decision, state that if the family does not agree with the decision, the family may request an informal hearing on the decision and state the deadline for the family to request an informal hearing. The family will also be given the opportunity to examine before the HA hearing any HA documents that are directly relevant to the hearing. The family will be allowed to copy any such documents at the family's expense. If the HA does not make the documents available for examination on request of the family, the HA may not rely on the document at the hearing. The HA must also be given the opportunity to examine at the HA offices before the HA hearing any family documents at HA's expense. If the family does not make the documents available for examination on request of the HA, the family may not rely on the documents at the hearing.

At their own expense, the family can be represented by a lawyer or other representative. The HA will designate a hearing officer other than a person who made or approved the decision under review or a subordinate of this person. The HA and the family will be given the opportunity to present evidence and may question any witness. The person who conducts the hearing must issue a written decision of the results of the hearing.

SECTION XVII. PROCESS FOR ESTABLISHING AND REVISING VOUCHER STANDARD PAYMENT

The Payment Standard is the amount used to calculate the housing assistance a family will receive in the HA's Housing Choice Voucher Program. The HA establishes payment standards by unit size and county. The payment standard for the family will be the lower of:

- *The payment standard for the family unit size; or*
- *The payment standard for the unit rented by the family*

The payment standard that is applied to a family may be changed only at regular reexamination or when the family moves to another unit. The payment standard will not exceed the applicable FMR published in effect or HUD approved exception rent.

AFFORDABILITY ADJUSTMENTS OF VOUCHER PAYMENTS

The HA may increase the payment standard annually for each unit size and for each FMR area to ensure that families can continue to afford units under the program. The Payment Standard will be adjusted for January 1st following the approval of the proposed Fair Market Rents by HUD the preceding October. The HA will use the following system for determining affordability adjustments:

-The initial and revised payment standard will be set within 90% to 110% of the FMR;

-The payment standard will be broken down by county and bedroom size under the HA jurisdiction;

-Local factors such as rental surveys, comparables with unassisted units and consultation with the public and the unit of general local government to determine the impact of adjusting HAP on the number of families that are to be assisted.

SECTION XIX. SPECIAL HOUSING TYPES

The HA will not allow special housing types as defined in Federal Register, Volume 16, No. 83, Page 23849, Section XVI. Special Housing Types; The HA is currently developing a Homeownership Program, see attached addendum. A. Homeownership Program Addendum.

SECTION XX. PAYMENT BY A FAMILY OF AMOUNTS THE FAMILY OWES THE HA

The family is responsible for its own program debts to the HA. The HA will deny transfer request on tenants who owe any program debts to the HA unless the amount is paid in full. Families are informed during their initial briefing and annually of their obligations to report any changes in income within the required 10 day period. Families who the HA determines owe amounts for overpayment of rental assistance will be mailed a notice of overpayment which states the reason, amount, contact person to make arrangements for repayment, the time frame and consequences for failure to respond. If a tenant fails to respond and/or make arrangements, a termination letter will be mailed which states their rights to an informal hearing and resolution of debt deadline. Tenants who agree to enter into a repayment agreement/promissory note will be advised of the monthly payment obligations and consequences if amount is not paid

The repayment agreement/promissory note will be considered in a default status when two (2) payments are delinquent and the balance will be due in full. Landlords will be mailed a cancellation of Section 8 assistance if applicable. Tenants who are terminated from Section 8 and/or owe a balance on their repayment agreement/promissory note will be turned over to our Fraud Recovery Department who will seek recovery of amounts owed to HA through legal action (i.e. credit reporting, wage garnishments, judgments, tax liens, applicable court system, etc).

The HA has the right to terminate assistance at any time if any member of the family commits fraud, bribery or any other corrupt or criminal act. The HA will give the Section 8 landlord a 30 day notice on any terminations of assistance.

The HA will retain fifty percent of Section 8 fraud losses that the HA is able to recover from a family or owner by litigation, court order, or repayment agreement in accordance with HUD regulations and eligibility requirements.

SECTION XXI. "NO TOLERANCE" POLICY

The HA has a "No Tolerance" policy concerning the illegal use or possession of a controlled substance (drugs) or alcohol abuse which adversely affects the health, safety, or the right to the peaceful enjoyment of the premises by the other residents.

I. Ineligibility if evicted for Drug-Related Activity

Drug-Related Criminal Activity is the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance. Section 8 rental assistance will not be granted to persons involved in Drug-Related Criminal Activity or continual problems with alcohol abuse.

Persons evicted from the Public Housing, Indian Housing, Section 23, and/or Section 8 programs, because of drug-related criminal activity are ineligible for admissions to the Section 8 Program for a three year period beginning on the date of such eviction.

The HA may waive this requirement if the applicant demonstrates successful completion of a rehabilitation program approved by the HA Director if the circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because that person is incarcerated.

If the person or persons are evicted through court action by the Landlord for illegally using a controlled substance in violation of their lease, the Housing Authority will be notified by the landlord of the lease violation and that person or persons assistance will be terminated. Housing Assistance will not be reinstated for a minimum of 1 year from date of eviction. After a period of 1 year, the HA may waive the policies prohibiting admission in this circumstance if the person demonstrates to the HA satisfaction that the person is no longer engaging in illegal use of a controlled substance or abuse of Alcohol and has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully or is participating in a supervised drug or alcohol rehabilitation program.

2. Screening out Illegal Drug Users and Alcohol Abusers

Prior to admissions to the Section 8 Program the applicant will be screened through the Conventional Housing Program (if the applicant is a former tenant of Public Housing). If the applicant is applying for the first time for Section 8 Assistance the information on the Personal Declaration form will be used.

3. Terminating Assistance to Illegal Drug users and Alcohol Abusers

The HA may terminate Section 8 Assistance for any person if the Housing Authority determines that the person or persons are using alcohol, Drugs, or controlled substance that interfere with the Health, Safety, or Right to peaceful enjoyment of the premises by other residents.

SECTION XXII. APPROVAL BY THE BOARD OF COMMISSIONERS TO CHARGE THE ADMINISTRATIVE FEE RESERVE

In accordance with 24 CFR 982.155, the HA Board of Commissioners has established the maximum amount of \$5,000 per individual purchase that may be charged against the administrative fee reserve to pay program administrative expenses. The HA will credit to the administrative fee reserve the total of:

- 1. The amount by which program administrative fees paid by HUD for a HA fiscal year exceeds the HA program administrative expenses for the fiscal year: plus*
- 2. Interest earned on the administrative fee reserve.*

If funds in the administrative fee reserve are not needed to cover HA administrative expenses (to the end of the last expiring funding increment under the consolidated ACC), the HA may use these funds for other housing purposes permitted by State and local law.

SECTION XXIII. REASONABLE RENT

The HA's method used to determine and document rent reasonableness for each unit leased is based on current rents for comparable unassisted units at the time of initial leasing, before any increase in the rent to owner and if there is a 5% decrease in the published FMR in effect 60 days before the HAP contract anniversary or at the HAP contract anniversary.

The HA uses three (3) different types of reasonable rent comparables depending on whether the unit leased is an apartments, single family units or manufactured homes to determine reasonable rent for a unit.

The HA also uses three (3) unassisted unit of the same bedroom size as a comparable and takes into account the location, size, type, quality, age of the unit to be leased amenities, housing services, maintenance and utilities provided by the owner under the lease in determining reasonable rent.

When an owner request an annual rent increase, the rent reasonableness method is also used to determine if the rent is in accordance with HUD requirements.

SECTION XXIV. PROJECT-BASED RENTAL ASSISTANCE PROGRAM

24.1 INTRODUCTION

The Mississippi Regional Housing Authority VIII's (MRHA VIII) plan for its Housing Choice Voucher Project-Based Assistance (PBV) program is designed to accomplish the following major objectives:

- 1) *Maintain a supply of assisted rental housing for income-eligible individuals and families, including elderly and/or disabled or special population projects;*
- 2) *To enhance and expand the affordable housing stock within the community;*
- 3) *To deconcentrate poverty and expand housing and economic opportunities*

MRHA VIII may enter into contracts for Project-Based units rental assistance based on the rules in this section and the administrative plan.

Unless stated in this section, the PBV program is the same as listed in other areas of this administrative plan. The policies described in this section pertain to the project-based program guidelines covered in CFR 983.

A. Project Selection Criteria:

MRHA VIII considers the following selection criteria in evaluating proposals to project-base Housing Choice Vouchers:

1. Housing that serves households with special needs that are limited to:

- *People who are elderly age 55 and older*
- *People with disabilities who are 55 years of age or older*

B. Housing that reduces concentrations of poverty and/or need by:

- *Being sited in census tracts with a lower-than average percentage of Housing Choice Voucher Program tenant-based vouchers;*
- *Serving very low-income populations within mixed-income developments; or*
- *Reducing concentration of poverty/need in existing buildings and developments.*

24.2 Authorization by the Mississippi Regional Housing Authority VIII Board of Commissioners

MRHA VIII will implement the Project-Based Assistance Program for the purpose of providing a resource of stable affordable housing units in its 14 county jurisdiction and to help increase participation by private owners in providing affordable housing.

MRHA VIII Board of Commissioners has approved the use of up to 20% of its baseline allocated vouchers for use in a PBV program. The regulation places a cap of 25% on the number of units in any one building that may have project-based voucher assistance.

However, projects for seniors, single family homes and buildings with four (4) or fewer units may be project-based at more than 25%.

MRHA VIII's unit selection policy under the project-based program is established in compliance with HUD requirements and outlines the procedures by which MRHA VIII will select units to receive rental assistance through its project-based program.

The procedures outlined in this policy include:

- 1. Advertising procedures*
- 2. Application Requirements and Evaluation Criteria*
- 3. Ranking and Selection Factors*

24.3 Advertising Requirements

MRHA VIII will advertise in a newspaper of general circulation stating that MRHA VIII will accept applications for assistance under a PBV program. The advertisement will be published once a week for three consecutive weeks and will state the following:

- A. Application Submission Deadline (interested owners will have at least 30 days from the date they pick up a RFP to submit their application).*
- B. Number of units MRHA VIII estimates it will be able to assist under the funding it is making available for this purpose. MRHA VIII has allocated up to 20% of the amount of budget authority allocated for the project-based program.*
- C. Applications submitted in response to the advertisement and/or letters requesting project-based assistance by the owner of a project will be considered. Any new construction or re-development projects applying for tax credits can also apply for project-based assistance without a response to an RFP. However, the project will only receive project-based funding if they are awarded the tax credits.*

24.4 Eligible Owners of Project-Based Housing

MRHA VIII will project-base Housing Choice Voucher Program rental assistance in projects owned by:

- Mississippi Regional Housing Authority VIII*
- Non-Profit housing providers;*
- For-profit housing providers; and*
- Other housing authorities in the 14 county Area.*

24.5 Project Selection

MRHA VIII will make Housing Choice Voucher Program funding available to non-profit and for-profit entities through a competitive process by either of the following:

- I. A Request for proposal*
- II. Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTC's have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.*

III. MRHA VIII may also make project-based funding available to projects in response to a request by local government.

24.6 MRHA VIII Request for proposals (RFP) Process

From time to time MRHA VIII may issue a formal Request for Proposals (RFP) inviting proposals for projects that seek commitments of project-based vouchers that meet the goals of MRHA VIII's project-basing policy. Specific project selection criteria shall be described in the RFP, along with numerical weights indicating the priority of each selection criteria chosen.

The RFP process shall be conducted by MRHA VIII and shall include a panel of evaluators designated by the Chief Executive Officer. MRHA VIII may establish minimum threshold criteria for owners participating in the project-based program (e.g., minimum standards for most recent audit of sponsoring company) and a minimum score based on numerically weighted criteria. Each RFP response shall be scored according to the weighted selection criteria identified in the initial RFP, and the projects ranked from highest to lowest score until the budget authority allocated for the RFP round is committed.

All projects awarded project-based housing assistance payments must be developed and operated in a manner consistent with HUD regulations and MRHA VIII policies. Awards of project-based housing assistance payments are subject to approval of MRHA VIII CEO. New project-based commitments are subject to the availability of adequate federal funding for MRHA VIII's Housing Choice Voucher Program.

24.7 Public Notice Requesting Owner Proposals

The following format will be used for all notices advertising Housing Authority acceptance of applications for the PBV program.

PUBLIC NOTICE

The Mississippi Regional Housing Authority VIII (MRHA VIII) is requesting proposals from responsible owners/property managers to provide decent, safe and affordable units for Project-Based Housing Choice Voucher rental assistance to eligible families. Based on funding, MRHA VIII estimates serving approximately 987 (20% of allocation) units in the project-based rental assistance program. This Request for Proposals (RFP) is established pursuant to Title 24, Chapter VIII of the Code of Federal Regulations, 24 CFR, and Section 983.

Under the PBV program, MRHA VIII will attach Housing Assistance Payment Contracts to new or existing units if the owner agrees to rent the set-a-side designated units to Housing Choice Voucher participants. MRHA VIII will subsidize the rent for each unit in the selected project(s) when the owner leases the unit to an eligible family. The purpose of this program is to encourage property owners to construct new or upgrade substandard rental housing stock and make it available to low-income families at rents within the Housing Choice Voucher existing housing fair market rents/payment standards.

The RFP, including scope, unit selection and evaluation criteria will be available Monday – Friday between the hours of 7: 30 a.m. and 4:00 p.m. by contacting the following office and contact person:

*Mississippi Regional Housing Authority VIII
Mark Creech, Director, Assisted Housing Division
2909 26th Avenue*

Gulfport, MS 39501

Telephone (228) 863-6272, ext. 134 Fax (228) 863-0357 or E-mail mark@mrha8.org

The submission deadline is no more than 30 days from the date the RFP was picked up and must be returned by mail or hand delivery to the above address. If sufficient proposals are not received by the deadline or if the Authority does not approve proposals for the maximum number of units, MRHA VIII will continue to accept proposals until the maximum number of units is approved.

MRHA VIII reserves the right to cancel this RFP, or to reject, in whole or in part, any and all proposals received in response to this RFP, upon its determination that such cancellation or rejection is in the best interest of the Authority. MRHA VIII further reserves the right to waive technicalities in the proposals received.

**PROJECT-BASED HOUSING CHOICE VOUCHER RENTAL ASSISTANCE PROGRAM
MISSISSIPPI REGIONAL HOUSING AUTHORITY VIII**

SELECTION POLICY

INTRODUCTION

Mississippi Regional Housing Authority VIII (MRHA VIII) is seeking proposals from qualified firms to provide Project-Based Housing Choice Voucher (HCV) Rental Assistance to eligible HCV families. Services sought by MRHA VIII include: The owner is responsible for performing all of the owner's obligations under the HAP contract and the lease.

MRHA VIII administers 4,939 Housing Choice Vouchers in the 14 southern counties of Mississippi. On average, MRHA VIII has over 150-200 families searching for affordable housing per month.

B. SCOPE OF SERVICES

MRHA VIII seeks qualified owner to assist the Authority in providing quality affordable housing to HCV participants. The successful housing provider, in cooperation with MRHA VIII staff, will be responsible for providing project-based rental assistance consistent with and in compliance with MRHA VIII policies and procedures. Specific requirements are described as follows:

- 1. The owner will be responsible for performing all management and rental functions for the assisted unit, including full responsibility for selecting a voucher-holder to lease the unit, and deciding if the family is suitable for tenancy of the unit.*
- 2. Agree that no more than 25 percent, or a lesser percent established by the Authority, of the units in a building or complex may receive project-based voucher assistance unless the assisted units are made available to elderly or disabled families or families receiving supportive services.*

3. *The owner will be responsible for maintaining the units in full compliance with Housing Quality Standards (HQS), including performance of ordinary and extraordinary maintenance and making all units available for annual HQS inspections. All HQS repairs will be made within the required time frame.*
4. *MRHA VIII's contract with the owner sets the rent for each unit with project-based assistance under the HAP contract. The amount of the rent may not exceed the applicable payment standard for the bedroom size, so long as the rent is reasonable. In addition, the rent must be reasonable in relation to the rents charged for comparable unassisted units in the area.*
5. *Rent increases during the term of the contract may be approved by MRHA VIII at their sole determination, so long as the increased rents do not exceed the maximum payment standard and are reasonable.*
6. *Owners are responsible for selecting tenants for units assisted with project-based vouchers from the families referred by MRHA VIII from its waiting list. An owner may refer families that apply directly to the development to MRHA VIII to be placed on the waiting list. No family is required to accept project-based assistance; families that reject an offer of project-based assistance or are rejected by the owner and are on the tenant-based list retain their place on that list.*
7. *Owners may not maintain their own waiting lists for project based assistance.*
8. *Fully comply with equal opportunity requirements.*
9. *Prepare and furnish to MRHA VIII information required under the HAP contract.*
10. *Enforce family obligations under the lease.*
11. *Pay for utilities and services (unless paid by the family under the lease).*

MRHA VIII's required information must be in an original form. However, faxes and e-mails can and will be accepted on a temporary basis to expedite processing of the application.

C. INSTRUCTIONS AND NOTICE TO PROPOSERS:

1. *General*

The instructions below provide guidance for the preparation and submission of proposals. Their purpose is to establish the requirements; format and content of proposals so that proposals are complete,

contain all essential information and can be evaluated fairly. The following represents the extent of the instructions and conditions.

2. *SUBMISSION AND CONTENT OF PROPOSALS*

2.1 *Inquiries*

Inquiries concerning the Request for Proposals (RFP) should be submitted in writing to the issuing office:

*Mississippi Regional Housing Authority VIII
P.O Box 2347
Gulfport, MS 39505-2347
Attention: Mark Creech, Director, Assisted Housing Division*

2.2 *SUBMISSION DATE*

Proposals shall be submitted in original and four copies. It should be prepared in the format and detailed as outlined below to enable the evaluation Committee to perform a thorough evaluation thereof and to arrive at a sound determination as to whether or not the proposal can meet the requirements set forth in this RFP and to determine the base points they are qualified for. Proposals will be submitted in sealed envelopes and marked "RFP" for Project-Based HCV Rental Assistance Program. All proposals must be received no later than 30 days following the date the RFP was picked up from the Housing Authority. The public notice will specify the submission deadline. Detailed application and selection information will be provided in the public notice. MRHA VIII will date and time stamp all applications upon receipt. Submit to the address identified in paragraph 2.1 above. Faxed proposals will not be accepted. All proposals will be valid for 180 days.

2.3 *Submission Contents*

The proposal will be paginated and divided into tabbed sections as follows:

- a. *Cover letter - Letter of interest summarizing the owner's interest in the project, description of qualifications, statements of understanding of the proposed scope of services, and identification of a primary contact person.*

Indicate how many units of assistance are being requested and identify in the proposal what units (by bedroom size, square footage, etc...) are to be assisted under this program.

- b. *Statement of Experience and Qualifications - Explain what knowledge and experience owner has related to the required Scope of Services, including knowledge and experience working with MRHA VIII. List properties owned by the proposal, the number of units in each, and who manages each complex and any assistance or income restrictions at each complex.*

Experience may also include working with similar HUD programs, public housing Authority, housing providers, tax credits and other affordable housing programs.

Also, provide an outline of the proposal's current, occupancy rate, number of staff on-site and how the services will be delivered over the term of the contract at the proposed complex.

- c. *Owner Application - A description of the housing to be constructed or rehabilitated, including the number of units by size (square footage), bedroom count, bathroom count, number of floors, drawings of the proposed new construction or rehabilitation, unit plans, listing of amenities and services, and estimated date of completion. For rehabilitation, the description must describe the property as is, and must also describe the proposed rehabilitation in detail. Description must include exterior materials to be used. Provide detailed estimates of construction and/or rehabilitation costs.*

Describe and discuss any provisions for accessible units, including the number of units and any arrangements for supportive services and marketing efforts by the property.

- d. *Evidence of site control (for new construction) and description of the proposed site, site plan and neighborhood. A site plan with landscaping plans and with site amenities shown is to be submitted.*
- e. *Evidence that the proposed new construction or rehabilitation is permitted under current zoning ordinances or regulations or evidence to indicate that the needed rezoning is likely and will not delay the project.*
- f. *The proposed contract rent per unit, including an indication of which Utilities, services, and equipment are included in the rent and which are not included. For those utilities that are not included in the rent, an estimate of the average monthly cost for each unit type for the first year of occupancy.*
- g. *Supporting Materials - Provide materials, which the owner deems Useful in further helping Evaluation Panel to determine the qualifications.*
- h. *The number of persons (families, individuals, businesses and nonprofit organizations) occupying the property on the date of the submission of the application, if an existing complex.*
- i. *The identity of the owner(s) and other project principals and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest; certification showing*

a disclosure of any possible conflict of interest by any of these parties that would be a violation of the Agreement or the HAP contract; and information on the qualifications and experience of the principal participants.

Information concerning any participant who is not known at the time of the owner's submission must be provided to MRHA VIII as soon as the participant is known. Additionally, any relationship with any employee or board member is to be disclosed.

- j. The owner's plan for managing and maintaining the units. The owner must also describe the owner's screening procedures.*
 - k. Evidence of financing or lender interest and the proposed terms of financing;*
 - l. The proposed term of the HAP contract (the term of the HAP contract can not exceed ten (10) years).*
 - m. MRHA VIII reserves the right to request additional information if it deems is necessary to further assist in the evaluation process.*
 - n. References - Provide at least three past and three current references and include name, address, telephone and fax number, a contact person and project name.*
 - o. Describe resident and social services offered or proposed in detail, including targeted populations, hours of services, number to be served, etc.*
 - p. Describe plans to address security and maintain the complex as a safe place to live.*
 - q. Describe any other assistance in the proposed complex, any other Income restrictions or special financing.*
 - u. Proposals are required to be in compliance with all Lead-Based paint regulations, including disclosure and hazard paint in housing information.*
3. **Acknowledgment of Amendments:** *The proposer shall acknowledge in their proposal receipt of amendment(s) to this RFP by signing the document on the acknowledgment line of the amendment. The proposal's failure to acknowledge an amendment may result in rejection of the offer.*
4. **Restriction on Disclosure and Use of Data:** *If proposal's service provider includes any proprietary or confidential information in its proposal, the proposal should state if this information cannot be disclosed to the public or used for any purpose other than the proposed evaluation.*

5. **Complete and Accurate Submission:** *A proposal may be corrected, modified, or withdrawn, provided that the correction, modification, or request for withdrawal is made by the proposer in writing and is received at MRHA VIII prior to the date and time designated in the RFP for final receipt of proposals. After such a date and time, the proposer may not change any provisions if its proposal in a manner prejudicial to the interests of the MRHA VIII and/or fair competition.*
6. **Retention:** *All proposals are the property of MRHA VIII and shall be retained by MRHA VIII, therefore will not be returned to the proposer.*
7. **Cancellation/Waiver:** *MRHA VIII reserves the right to cancel this RFP, to reject, in whole or in part, any and all proposals received in response to this RFP, upon its determination such cancellation or rejection is in the best interests of MRHA VIII. MRHA VIII further reserves the right to waive any informality in any proposals received.*

The decision as to who shall review a contract award, in whole or in part of the services requested, or whether or not an award shall be making as a result of this RFP shall be the absolute sole discretion of MRHA VIII.

8. **Key Personnel:** *The key personnel specified in the successful provider are considered to be essential to the work being performed under the contract. Prior to diverting any of the key personnel for any reason(s), the contractor shall notify MRHA VIII in writing.*
9. **Part of Contract:** *The contents of the proposal submitted by the successful provider may become part of any contract award at the sole discretion of MRHA VIII.*

D. SELECTION AND EVALUATION FACTORS FOR AWARD OF BIDS

All proposals will be initially reviewed to determine compliance with the proposal format requirements specified within this RFP. Proposals, which do not comply with these requirements, may be rejected without further review. Proposers that are considered to be in compliance with the RFP's requirements may be asked to participate in discussions for final selection for a contract award.

All proposals in compliance with the RFP will be evaluated based on the evaluation criteria and selection point system outlined in this policy.

24.8 Point System

Points Available

- | | |
|----|---|
| 20 | 1. Family unit Development |
| 5 | 2. Minimum of 30% of units in development – 3 bedroom |
| 5 | 3. Minimum of 10% of units in development - 4/5 bedroom |
| 10 | 4. Minimum of 30% of units in development non-income |

	<i>restricted or 5 pts. for 20%</i>
5 or 10	5. Located in an area of non-concentration (other assisted developments and/or low income concentration)
5	6. Minimum 10% of units in development for wheelchair accessibility and special marketing efforts or agreements with agencies working with the physically disabled
0 or 5 or 10 or 15	7. Resident services programs
0-5 – 10-15 or 20	8. Security and complex amenities
15	9. 100 units or less in complex or 10 pts. For 101-150 units
0 – 10	10. Evaluation of other properties/developments
15	11. Housing Choice Voucher experience (history of working with the HCV Program)
30	12.a. New Construction 0-15 – Design quality (including size of units, layout, features, amenities) 0-15 – Exterior design (including quality of design, materials, maintainability, landscaping)
	12.b. Existing: 0 – 30 – Quality of rehab to bldgs and site (including quality of design, extensiveness of rehabilitation, enhancements to original development).
10	13. Screening families

170 Sub – Total points

0 – 20 Bonus: Awarded at sole discretion of Authority for extraordinary features of the proposed development and benefits to the Authority and its programs/objectives.

170 points maximum without the bonus points. 190 maximum with the bonus points.

A property must have a minimum score of at least 100 points before the Authority will consider the property for project-based assistance.

Note: All proposals start at 0 points and earn points based upon the above point system.

- 1. As detailed in the cover letter and statement of experience and qualifications the proposer’s ability to complete the scope the scope of services (Maximum 35 points).*
- 2. Experience with Federal, State and local housing laws and regulations, including but not limited to Public Housing Programs (Maximum 25 points).*
- 3. Total cost for services to be provided (Maximum 20 points).*
- 4. Quality of references for similar projects (Maximum 10 points).*
- 5. Availability during business hours for questions and assistance (Maximum 10 points).*
- 6. MRHA VIII selection point system (Maximum 190 total points).*

Final selection will be based upon the average rating and results of interviews if required.

24.9 MRHA VIII Plan and Deconcentration Goals

MRHA VIII's project-based voucher program is consistent with its Agency Plan requirements and there are circumstances where project-basing of the units, rather than tenant-basing of the same amount of assistance, is an appropriate option. In addition, project-basing those designated units are consistent with the statutory goals of "deconcentrating poverty and expanding housing and economic opportunities."

24.10 Family choice to move with continued assistance

The family choice requirement has two components, a "mobility" component and a "continued assistance" component.

1. **Mobility:** The HAP contract must provide that a family may move out of a project-based unit after 12 months.
2. **Continued assistance:** If a family moves out of its project-based unit at any time after the first year of assisted occupancy, MRHA VIII will offer the family available tenant-based rental assistance, either under the voucher program or under another comparable form of tenant-based assistance as will be defined in HUD regulations. Such alternative tenant-based assistance must be comparable to assistance under the voucher program in terms of income, assistance, rent contribution, affordability and other requirements.

If no such assistance is available at the time the family moves, MRHA VIII must give the family priority to receive the next available tenant-based voucher. Vouchers under funding allocations targeted by HUD for special purposes (e.g., family unification, mainstream disabled) are not available for this purpose, since they are required to be used only for the targeted purpose.

24.11 Term of the HAP Contract and Extensions

MRHA VIII will use a Project-Based Assistance Housing Choice Voucher Program HAP Contract, in conjunction with HUD's Tenancy Addendum, as the binding agreement between the owner and MRHA VIII.

The HAP contract between the owner and MRHA VIII may be for a term of 1 to 10 years. However, payments under the contract are subject to the future availability of appropriations and the future availability of funding under the Annual Contributions Contract.

Whatever the initial term of the HAP contract with the owner, MRHA VIII may extend that term for such period as it determines to be appropriate to achieve long-term affordability of housing or to expand housing opportunities. However, all term extensions are also subject to the future availability of appropriated funds.

The HAP Contract will be reviewed in accordance with the maximum allowed extension period under the terms of the existing HAP Contract and program regulations.

The maximum term for PBV contracts shall not exceed ten (10) years and renewable up to 5 years. Eligible project-based properties shall consist of newly constructed and existing units. In accordance with HUD guidelines and this administrative plan, the maximum number of units available under PBV will not exceed 20 percent of MRHA VIII budget authority allocation.

24.12 Maximum initial gross rent, rent to owner and rent adjustments

The HAP contract shall establish gross rents that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount (for the MRHA VIII's tenant-based voucher program) that exceeds 110 percent of the published FMR) for the area where the project is located. In addition, if a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" under that law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

The HAP contract between MRHA VIII and an owner must provide for adjustments of rent to owner during the contract term and the adjusted rents must be reasonable in comparison with rents charged for comparable units in the private, unassisted

local market. The statutory maximum rent limits apply both to the establishment of the initial rent to owner (as defined in 24 CFR 982.4) at the beginning of the HAP contract term, and to adjustments of rent to owner during the HAP contract term.

Within the limitations mentioned above, the initial gross rent to owner may differ from payment standard amounts for the MRHA VIII's tenant-based voucher program. However, just as in the regular tenant-based program, and in the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A), 24 CFR 982.507, and the "reasonable rent" element of SEMAP, 24 CFR 985.3(b)).

24.13 Tenant selection

Tenants participating in the Project-Based Housing Choice Voucher Program must be income-eligible.

MRHA VIII will maintain a separate waiting list for project-based voucher assistance for admission. All tenant-based assistance waiting list families who want project-based units will be permitted to place their names on the separate list. Persons on the regular Housing Choice Voucher waiting list will be given an opportunity to be placed on the PBV wait list when it is open without penalty to any other application for assistance they have pending.

Tenants currently residing in the units that are selected for PBV Program will not be displaced as a result of MRHA VIII and the owner entering into a PBV HAP contract. However, those families will not receive assistance until there are selected from the waiting list and are determined eligible based on admission criteria.

When the waiting list opens, MRHA VIII may place applicants referred by owners on the waiting list in accordance with the waiting list policies and selection preferences in the administrative plan. MRHA VIII will not penalize applicants who reject an offer of a project-based unit or who are rejected by the owner of the housing.

MRHA VIII must maintain such applicant in the same position on the tenant-based assistance list as if an offer had not been made. In accordance with existing admission requirements, MRHA VIII may establish selection preferences for project-based units that are consistent with the selection preferences in the Annual and Administrative Plan.

Admission to the project-based voucher program is subject to the same statutory income targeting requirement as the tenant-based program instead of the individual project income targeting requirement that applies to other Housing Choice Voucher project-based assistance.

24.14 Unit inspection and housing quality standards

Units assisted with tenant-based or project-based voucher assistance must meet or exceed housing quality standards (HQS) established by HUD which states that the same HUD-prescribed HQS standards apply to project-based voucher assistance as apply to tenant-based voucher assistance.

Before and during the term of assistance, units are inspected for compliance with the HQS. In general, the same statutory inspection requirements apply to project-based voucher assistance as to the tenant-based voucher program. As in the tenant-based voucher program, HADC will inspect 100 percent of project-based voucher units before entering into the HAP contract, and may only enter into a HAP contract for units that fully comply with the HQS.

MRHA VIII is not required to inspect each assisted unit in a project annually. MRHA VIII will inspect a representative sample of the project-based voucher units in a project after the first year of the HAP contract.

24.15 Vacant Units Payment

At its discretion, MRHA VIII may continue providing assistance for a unit that becomes vacant (after commencement of assisted occupancy by a family) for up to a maximum of 60 days. Such payments will only be made if the owner can show the vacancy is not the fault of the owner, and the owner takes "every reasonable action" to minimize the likelihood and length of the vacancy.

A housing unit will be considered an "existing unit" for purposes of the project-based voucher program if, at the time of the written notice of selection of the project for project-based assistance, the units require a maximum expenditure of less than \$1,000 per assisted unit (including the unit's prorated share of any work to be accomplished on common areas or systems) to comply with the HQS.

MRHA VIII developed a Project-Based Rental Assistance (PBV) Program Plan and a notification to HUD of intent to attach assistance to units, which indicates the number of vouchers to be set aside for the program. The unit selection policy and advertisement, the method of competitive selection of eligible units, and any other information required by HUD is enclosed in this plan.

24.16 Site and Neighborhood Selection Standards

MRHA VIII will not select a proposal for existing, newly constructed, or rehabilitated units on a site or enter into an agreement or HAP contract for units on the site, unless MRHA VIII has determined that:

- 1. Existing and Rehabilitated Housing*
 - a. Project-based assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities and is included in MRHA VIII's Agency and Administrative Plan.*
 - b. Be adequate in size, exposure and contour to accommodate the number and type of units proposed; adequate utilities and streets must be available to service the site. (The existence of a private disposal system and private sanitary water supply for the site, approved in accordance with law, may be considered adequate utilities.)*
 - c. Be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, E.O. 11063, and HUD regulations issued pursuant thereto.*
 - d. Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.*
 - e. Be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.*
 - f. Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive. (While it is important that housing for the elderly not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.)*
- 2. New Construction*

The new construction proposed sites must meet the following site and neighborhood standards:

- a. The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities (water, sewer, gas, and electricity) and streets must be available to service the site.*
- b. The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and implementing HUD regulations.*
- c. The site must not be located in an area of minority concentration, except as permitted under paragraph (e)(3) of the latest CFR or a former ph unit removed from the ACC, and must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.*
 - (ii) A project may be located in an area of minority concentration only if:*
 - (A) Sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration; or*
 - (B) The project is necessary to meet overriding housing needs that cannot be met in that housing market area.*

(1) The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.

(2) Except for new construction housing designed for elderly persons, travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive.

24.17 Method of Selecting Owners

Upon receipt of HUD's approval of the notification and plan, MRHA VIII uses a Request for Proposals (RFP) procedure to solicit owner applications in accordance with the procurement policies as determined by MRHA VIII.

24.18 Special Housing Types

1. *MRHA VIII will provide assistance for shared housing or for manufactured homes.*
2. *Group homes: A group home may include one or more group home units. There must be a single PBC HAP contract for units in the group home. A separate lease is executed for each elderly person or person with disabilities who resides in a group home.*

24.19 Additional Program Prerequisites and Selection Criteria

MRHA VIII may add to or delete from the selection criteria and proposal content set forth as may be needed to conform to HUD requirements. MRHA VIII may establish selection criteria for proposals based on other needs of the agency and of the community, including the proposer's responsiveness to local objectives specified by MRHA VIII in the RFP.

24.20 Types of Housing units and Buildings

Housing assisted under the Project-Based Program may be newly constructed, rehabilitated, or existing units.

MRHA VIII-owned units may be considered for this assistance in accordance with 24 CFR Part 983.

24.19 Suitability of Existing Structures (Ineligible Housing)

The applicant property must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964.

Housing may not be any of the following types of housing:

- *Nursing homes, and facilities providing continual psychiatric, medical, nursing services, board and care or intermediate care;*
- *Units within the grounds of penal, reformatory, medical, mental, and similar public or private institutions;*
- *Housing located in an area that has been identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards; or*
- *A public housing or Indian housing unit.*
- *Assistance may not be attached to a unit that is occupied by an owner, however, cooperatives may be considered for this purpose.*

24.20 Space and Security

- A. *The dwelling unit must have a living room, a kitchen area, and a bathroom. The dwelling unit must have at least one bedroom or living/sleeping room for each two persons.*

- B. *The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821- 4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, H, and R of this title apply to units assisted under this part.*

24.21 Ineligible Occupants

Occupants of the units to be project-based may not receive the benefit of any of the following:

- *Any other form of Housing Choice Voucher assistance;*
- *Rent supplement;*
- *Section 23 housing assistance; or*
- *Section 236 “deep subsidy” rental assistance.*

24.22 Selection Policy Requirements

MRHA VIII has a written selection policy that identifies and specifies the weight to be given, the factors MRHA VIII will use to rank and select applications. These factors include consideration of site location, project design, previous experience of the owner and other participants in development, marketing, and management and feasibility of the project as a whole (including likelihood of financing and marketability).

24.23 Application Requirements and Evaluation Criteria

MRHA VIII in accepting and screening owner applications submitted for the PBV will follow the following procedures.

A. Application Submission Deadline

Owner applications will be accepted until the published deadline at the office indicated on the RFP. MRHA VIII will date and time stamp all applications upon receipt. Applications received after the published deadline date will not be accepted. Postmarks are acceptable.

B. Application Format

Owner applications are to be completed using the forms and/or format described in the RFP’s.

C. Incomplete Applications

MRHA VIII will not accept incomplete applications. If, after review, an application is found to be non-responsive, incomplete or non-compliant with the RFP, written selection criteria and procedures, or HUD program regulations, it will be identified as deficient and will be returned to the applicant with notification listing the deficiencies. MRHA VIII will give the applicant no more than fourteen (14) working days to correct the deficiency. The application will not be further considered until the missing information is submitted.

In cases where the application meets the minimum information requirements, but is defective through typographical or minor calculation errors, the application will be processed.

MRHA VIII reserves the right to reject applications at any time for misinformation, errors, or omissions of any kind, no matter how far they have been processed.

D. Application Content

The RFP will require that applications from owners must meet the requirements listed above and must contain the following information:

1. *A detailed description of the housing to be constructed or rehabilitated, including:*
 - a. *The number of units by size (square footage), bedroom count, and bathroom count;*
 - b. *Sketches of the proposed new construction or rehabilitation;*
 - c. *Unit plans;*
 - d. *A listing of amenities and services; and*
 - e. *The estimated date of completion; for rehabilitation, the description must describe the property as is and must also describe the proposed rehabilitation.*
2. *Evidence of site control; for new construction, it must include identification and description of the proposed site, site plan and neighborhood.*
3. *Evidence that the proposed new construction or rehabilitation is permitted by current zoning ordinances or regulations, or evidence to indicate that the needed rezoning is likely to be obtained and will not delay the project.*
4. *The proposed contract rent per unit, including an indication of which utilities, services, and equipment are included in the rent and which are not included. For those utilities that are not included in the rent, an estimate of the average monthly cost of each unit type for the first year of occupancy.*
5. *A statement identifying:*
 - a. *The number of persons (families, individuals, businesses and nonprofit organizations) occupying the property on the date of the submission of the application;*
 - b. *The number of persons to be displaced, temporarily relocated or moved permanently within the building or complex;*
 - c. *The estimated cost of relocation payments and services, and the sources of funding;*
 - d. *The organization(s) that will carry out the relocation activities; and*
 - e. *Information regarding the owner and other project principals, including:*
 - (i) *The identity of the owner and other project principals and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest;*
 - (ii) *Certification showing that the above-mentioned parties are not on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs;*

- (iii) *A disclosure of any possible conflict of interest by any of these parties that would be a violation of the Agreement or the HAP contract; and*
- (iv) *Information on the qualifications and experience of the principal participants.*

Information concerning any participant who is not known at the time of the owner's submission must be provided to the HA as soon as the participant is known.

- f. *The owner's plan for managing and maintaining the units.*
- g. *Evidence of financing or lender interest and the proposed terms of financing.*
- h. *The proposed term of the HAP contract; and*
- i. *Such other information as MRHA VIII believes necessary as identified in the Public Notice, RFP/application, or in the selection and/or ranking criteria.*

E. Application Review Panel, if applicable

If there is no MRHA VIII – owned or controlled applicants, the CEO, his designee, or a PBV Selection Panel appointed by MRHA VIII will review, evaluate, rank, and select the applications according to the approved Unit Selection Policy.

If MRHA VIII submits an application, all applications received in response to the advertisement, MRHA VIII's will forward to the HUD field office. The HUD field office will review the owner applications and make final selection based on criteria in the MRHA VIII's Unit Selection Policy.

F. Application Review

The MRHA VIII (or HUD if there are MRHA VIII-owned or controlled applications) will review all applications. Before selecting units, the MRHA VIII will determine that each application is responsive to and in compliance with the written selection criteria and procedures, and in conformity with HUD program regulation and requirements, including the following items:

1. *Proposed initial gross rents must be within the fair market rent limitation as described in the regulations.*
2. *Property must meet eligibility requirements under eligible and ineligible properties and MRHA VIII-owned units. Other Federal; requirements and Site and Neighborhood Standards.*
3. *Property will be rehabilitated or constructed with other than assistance under the U.S. Housing Act of 1937 in accordance with 983.9.*
4. *No rehabilitation or construction has begun (as evidence by MRHA VIII inspection).*
5. *FOR REHAB ONLY: Property meets the \$1000 per assisted unit requirement under 983.8 of regulations (as evidence by MRHA VIII Inspection). If the property meets this requirement, the MRHA VIII will determine the specific work items needed to bring each unit to be assisted up to the HQS as described in 983.5, other repairs needed to meet the \$1000 requirement, and in the case of project of **five or more units**, any work*

items necessary to meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973.

6. *FOR NEW CONSTRUCTION ONLY: For projects of **four or more units**, the MRHA VIII will determine whether any work items necessary to meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Amendments Act of 1988 will be completed.*
7. *The number of current tenants (for Rehab projects) that are low-income families. MRHA VIII may not select a unit, or enter into an Agreement with respect to a unit, if the unit is occupied by person who is not eligible for participation in the program.*
8. *If a proposal does not meet the requirements as indicated above, it will be designated as non-responsive and a notice to that effect, identifying the disqualifying factor, will be sent to the applicant.*
9. *Proposals that meet the requirements will be evaluated and ranked by the according to the point system. A PBV Scoring List will be prepared according to points awarded to each proposal. MRHA VIII may, at its discretion, select one or more of the proposals submitted, or none of the proposals submitted.*

24.24 FOR NEW CONSTRUCTION PROJECTS ONLY:

*MRHA VIII must submit to the HUD field office **for the site and neighborhood review** only those applications determine to be eligible for further processing pursuant to paragraph (a) of 983.55. The applications will be submitted to the HUD field office with a certification stating that the unit or units were selected in accordance with MRHA VIII's approved unit selection policy. MRHA VIII's submission will not exceed the number of uncommitted units for which MRHA VIII is authorized to designate as project-based assistance in connection with new construction. If the number of units contained in applications MRHA VIII determines to be eligible for further processing exceeds the number for which MRHA VIII is authorized to designate as project-based assistance, MRHA VIII may submit only the top-ranked applications.*

24.25 Selection of Contractor

The owner is responsible for selecting the contractor. Only licensed contractors are allowed.

All contractors and subcontractors must comply with MRHA VIII's policies, procedures and Contracting Opportunities for Businesses, of this Administrative Plan.

All contracts must stipulate that any change in the contract or work write-up must be in writing and must be approved by MRHA VIII. All contracts and subcontracts must comply with, and contain the language required by the Agreement to Enter into Housing Assistance Payments Contract.

24.26 Contract Terminations and Rights of Participants

If the HAP Contract expires or if MRHA VIII terminates the HAP Contract for the unit, the funds remaining under the ACC will then be available for the voucher program. Project-based families occupying units formerly assisted under the project-based contract must be issued vouchers under the tenant-based program provided that funding is available.

24.27 Environmental Review

Activities under the PBV program are subject to HUD environmental regulations in 24 CFR parts 50 and 58. Under part 24 CFR 58, a unit of general local government, a county or a state (the “responsible entity” or RE) is responsible for the federal environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and related applicable federal laws and authorities in accordance with 24 CFR 58.5 58.6.

1. If MRHA VIII objects in writing to having the RE perform the federal environmental review, or if the RE declines to perform it, HUD may perform the review itself (24 CFR 58.11). 24 CFR part 50 governs HUD performance of the review.
2. Existing Housing: In the event of existing housing under this part 983, the RE that is responsible for the environmental review under 24 CFR part 58 must determine whether or not PBV assistance is categorically excluded from review under the National Environmental Policy Act and whether or not the assistance is subject to review under the laws the laws and authorities listed in 24 CFR 58.5.

MRHA VIII will not enter into an Agreement or HAP contract with an owner, and MRHA VIII, the owner, and its contractors may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct real property or commit or expend program or local funds for PBV activities under this part; until one of the following occurs:

The responsible entity has completed the environmental review procedures required by CFR part 58, and HUD has approved the environmental certification and request for release of funds;

The responsible entity has determined that the project to be assisted is exempt under 24 CFR 58.34 or is categorically excluded and not subject to compliance with environmental laws under 24 CFR 58.35 (b); or

HUD has performed an environmental review under 24 CFR part 50 and has notified MRHA VIII in writing of environmental approval of the site.

HUD will not approve the release of funds for PBV assistance under this part if MRHA VIII, the owner, or any other party commits funds (i.e., enters an Agreement or HAP contract or otherwise incurs any costs or expenditures to be paid or reimbursed with such funds) before MRHA VIII submits and HUD approves its request for release of funds (where such submission is required).

MRHA VIII Duty to Supply Information: MRHA VIII must supply all available, relevant information necessary for the RE (or HUD, if applicable) to perform any required environmental review for ant site.

Mitigating Measures: MRHA VIII will require the owner to carry out mitigating measures required by the RE (or HUD, if applicable) as a result of the environmental review.

SECTION XXV. CODE OF CONDUCT – CORE VALUES AND ETHNICAL STANDARDS

All officers or employees of Mississippi Regional Housing Authority No. VIII will comply with the Code of Ethnics mandated under the Housing Choice Voucher Program. This includes compliance with the conflict

of interest requirements of the Housing Choice Voucher Program under 24 CFR 982.161. The conflict of interest provision prohibits the HA or any of its contractors or subcontractors entering into any contract or arrangement in connection with the tenant based programs in which any of the following classes or persons have any interest, direct or indirect, during tenure or for one year thereafter. The classes or person include: (1) any present or former member or officer of the HA (except a participant commissioner); (2) any employee of the HA, or any contractors or subcontractor or agent of the HA, who formulates policy or who influences decisions with respect to the programs; (3) any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the programs; and, (4) any member of the Congress of the United States. Any members of the classes described in this section must disclose their interest or prospective interest to the HA and HUD. The HUD field office may waive for good cause the conflict of interest prohibition under this section.

All MRHA VIII officers, employees, contractors, subcontractors or agents will comply with all requirements that prohibit the solicitation or acceptance of gifts or gratuities, in excess of a nominal value.

All MRHA VIII officers, employees, contractors, subcontractors or agents will conduct business with integrity and in an honest and professional manner.

Any violations of code of ethics core values and ethnical standards policies will result in disciplinary action ranging from letter (s) of warning to termination of employment and/or contract. Opportunity may be offered, on a case-by-case basis, to correct a conflict of interest. Code of ethics, core values and ethical standards policies will be communicated to the above group upon initial employment, prior to execution of contract, and at least annually.

***DENIAL AND/OR TERMINATION OF ASSISTANCE FOR
AN APPLICANT OR PARTICIPANT:***

I. Penalties should run for a period of one (1) year for violations of the family obligations and a period of three (3) years for more serious violations. For repeated violations, Rental Assistance shall be stopped permanently.

Three (3) categories:

- I. One (1) year, minimum, for violations of family obligations*
 - A. i.e. Not providing or disclosing needed information*
 - B. i.e. Threats to Housing Authority personnel.*
- II. Three (3) years for serious violations A. i.e. Criminal activity*

III. Permanent ban from all Housing Authority Rental Assistance

A. i.e. H.Q.S. violations, drug related criminal activity, violent criminal activity, alcohol abusers, or individuals convicted of producing methamphetamines on the premises of any assisted housing program.

B. i.e. Sex offender

Compliance with 982.55 I “Obligations of Pact” and 982.552 “Housing Authority denial or termination of assistance for family.”

Category 1

1. Supplying required information

a. Includes information requested by Housing Authority (Copy of Social Security cards, Marriage Certificate, insurance forms, etc.)

2. Approval of family composition must be approved by the Housing Authority.

3. Promptly notify Housing Authority of family member that no longer resides in the unit.

Category 2

1. Serious or repeated violation of the lease.

2. Must not sub-let or rent unit.

3. Family must not assign or transfer the unit.

4. Fraud, Bribery, corrupt, or other criminal act in connection with the program.

5. Drug or other violent criminal activity engaged in by family members.

6. H.Q.S. breach caused by family.

- 7. *Failure to allow Housing Authority personnel to conduct H.Q.S. Inspections.*
- 8. *Any family member evicted from public housing for drug related or violent criminal activity.*
- 9. *Family has engaged in violent behavior towards Housing Authority personnel.*

Category 3

For applicants or participants that have previously been banned from a Housing Authority assistance program.

- A. *i.e. Drug related or serious criminal activity**
- B. *i.e. Previous fraud related to Housing Authority assisted programs.*
- C. *i.e. Intentional destruction or damage to the unit.*
- D. *i.e. Alcohol abusers.*
**Serious criminal activity as it relates to crimes against persons (rape, robbery, murder, and aggravated assault.*

FAMILY OBLIGATIONS

THE FAMILY MUST

CFR 982.551(b)(1)	<i>Supply any information that the HA or HUD determines is necessary in the administration of the program, including submission of required evidence of citizenship or eligible immigration status. (Information includes any requested certification, release or other documentation)</i>	<i>1 Year</i>
CFR 982.551(b)(2)	<i>Supply any information requested by the HA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance</i>	<i>1 Year</i>

with HUD requirements.

<i>CFR 982.551(b)(3)</i>	<i>Disclose and verify social security numbers and must sign and submit consent forms for obtaining information.</i>	<i>1 Year</i>
<i>CFR 982.551(b)(4)</i>	<i>Supply true and complete information to the HA.</i>	<i>1 Year</i>
<i>CFR 982.551(c)</i>	<i>Be responsible for specific HQS breaches:</i>	
	<i>Family failure to pay utilities for which family is responsible</i>	<i>1 Year</i>
	<i>Family failure to provide or maintain appliances for which the family is responsible</i>	<i>1 Year</i>
	<i>Damage to the unit (beyond normal wear and tear) by household member or guest</i>	<i>3 Years</i>
<i>CFR 982.551(d)</i>	<i>Allow the HA to inspect the unit at reasonable times and after reasonable notice.</i>	<i>3 Years</i>
<i>CFR 982.551(f)</i>	<i>Notify the HA and the owner before the family moves out of the unit, or terminates the lease on notice to the owner.</i>	<i>3 Years</i>
<i>CFR 982.551(g)</i>	<i>Promptly give the HA a copy of any owner eviction notice.</i>	
<i>CFR 982.551(h)(1)</i>	<i>Use the assisted unit for residence by the family. The unit must be the family's only residence.</i>	<i>3 Years</i>
<i>CFR 982.551(h)(2)</i>	<i>Have family composition approved by the HA.</i>	<i>1 Year</i>
<i>CFR 982.551(h)(2)</i>	<i>Promptly inform the HA of the birth, adoption or court awarded custody of a child.</i>	<i>1 Year</i>
<i>CFR 982.551(h)(2)</i>	<i>Request HA approval to add any other family member as an occupant of the unit.</i>	<i>1 Year</i>
<i>CFR 982.551(h)(3)</i>	<i>Promptly notify HA if any family member no longer resides in the unit.</i>	<i>1 Year</i>

<i>CFR 982.551(h)(4)</i>	<i>Get HA approval before having a foster child or live-in-aide reside in the unit. The HA has the discretion to adopt reasonable policies concerning residence by a foster child or live-in-aide, and to define when HA consent may be given or denied.</i>	<i>1 Year</i>
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<i>CFR 982.551(h)(5)</i>	<i>Engage in legal profitmaking activities in the unit <u>only</u> if such activities are incidental to primary use of the unit for residence by member of the family.</i>	<i>Case by-case</i>
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<i>CFR 982.551(i)</i>	<i>Supply any information or certification requested by the HA to verify that the family is living in the unit, or relating to family absence from the unit, including any HA requested information or certification on the purposes of family absences. The family must cooperate with the HA for this purpose. The family must promptly notify the HA of absence from the unit</i>	<i>1 Year</i>
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FAMILY MUST NOT

<i>CFR 982.551(e)</i>	<i>Commit any serious or repeated violation of the lease.</i>	<i>3 Years</i>
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<i>CFR 982.551(h)(6)</i>	<i>Sublease or rent the unit.</i>	<i>3 Years</i>
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<i>CFR 982.551(h)(7)</i>	<i>Assign the lease or transfer the unit.</i>	<i>3 Years</i>
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<i>CFR 982.551(j)</i>	<i>Own or have interest in the unit</i>	<i>3 Years</i>
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<i>CFR 982.551(k)</i>	<i>Commit fraud, bribery or any other corrupt or criminal act in connection with the programs.</i>	<i>3 Years</i>
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<i>CFR 982.551(l)</i>	<i>Engage in violent or drug-related criminal activity</i>	<i>3 Years Permanent</i>
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<i>CFR 982.551(m)</i>	<i>Abuse alcohol. The HA determines whether the person's abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.</i>	<i>1-3 Years</i>
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<i>CFR 982.551(n)</i>	<i>Assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicative (as determined by HUD) Federal, State or local housing assistance program.</i>	<i>Permanent</i>
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TERMINATION OF FAMILY ASSISTANCE

<i>CFR 982.552(a)(1) & (3)</i>	<i>Due to a family’s action or failure to act, an HA may terminate assistance to participants by:</i>	
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- Refusing to enter into a HAP contract*
- Refusing to approve a lease*
- Terminating the HAP contract*
- Refusing to process or provide assistance under portability procedures*

HA may terminate assistance to a family for reasons including:

<i>CFR 982.552(c)(1)(i)</i>	<i>Family violates any family obligation (see Family Responsibilities)</i>	
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<i>CFR 982.552(c)(1)(ii)</i>	<i>Any member of the family has ever been evicted from Public Housing</i>	<i>3 Years to Permanent</i>
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<i>CFR 982.552(c)(1)(iii)</i>	<i>If an HA has ever terminated assistance under the Certificate or Voucher program for any member of the family.</i>	<i>Case by case</i>
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<i>CFR 982.553(b)(1)(iii)</i>	<i>If any family member commits drug-related criminal activity.</i>	<i>Case by case</i>
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<i>CFR 982.553(b)(2)</i>	<i>If any family member commits violent criminal activity.</i>	<i>Case by case</i>
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<i>CFR 982.553 (b)(1)(i)(A)</i>	<i>If the HA determines that any family member is</i>	<i>1-3 Years</i>
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illegally using a controlled substance.

<i>CFR 982.553(b)(3)</i>	<i>If the HA determines that any family member's abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.</i>	<i>1-3 Years</i>
<i>CFR 982.552(c)(1)(iv)</i>	<i>If any family member commits fraud, bribery, or another corrupt or criminal act regarding any federal housing program.</i>	<i>Case by case 3 Years to Permanent</i>
<i>CFR 982.552(c)(1)(v)</i>	<i>If the family currently owes rent or other amounts To the HA or to another HA in connection with Section 8 or public housing programs.</i>	<i>Must be paid in full</i>
<i>CFR 982.552(c)(1)(ix)</i>	<i>If the family has engaged in or threatened abusive or violent behavior towards HA personnel.</i>	<i>3 years</i>

CRIMINAL ACTIVITY BY FAMILY MEMBERS

<i>CFR982.553(a)&(b)</i>	<i>The HA may deny or terminate assistance to a family if any member commits:</i>	
	<i>Drug-related criminal activity, or</i>	<i>Case by case</i>
	<i>Violent criminal activity</i>	<i>3 Years to Permanent</i>
	<i>Sex Offenders</i>	<i>Permanent</i>
<i>CFR982.553(c)</i>	<i>The HA may terminate assistance if the preponderance of evidence indicates that a family member has engaged in criminal activity, regardless if the family member has been arrested or convicted.</i>	

FINANCIAL HARDSHIP EXEMPTION FROM MINIMUM RENT

The Housing Authority will grant an exemption from minimum rent under the following financial hardship situations.

- (A) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;*
- (B) When the family would be evicted because it is unable to pay the minimum rent;*
- (C) When the income of the family has decreased because of changed circumstances, including loss of employment;*
- (D) When a death has occurred in the family:*

If the family requests a financial hardship exemption, the Housing Authority must suspend the minimum rent requirement beginning the month following the family's request for a hardship exemption until the

Housing Authority determines whether there is a qualifying financial hardship, and whether such hardship is temporary or long term.

The Housing Authority will promptly determine whether a qualifying hardship exists and whether it is temporary or long term.

If it is determined that a qualifying financial hardship is temporary, the Housing Authority must not impose the minimum rent during the 90-day period beginning the month following the date of the family's request for a hardship exemption. At the end of the 90-day suspension period, the Housing Authority must reinstate the minimum rent from the beginning of the suspension. The family must be offered a reasonable repayment agreement, on terms and conditions established by the Housing Authority for the amount of back rent owed by the family.

If the Housing Authority determines there is no qualifying financial hardship exemption, the minimum rent must be reinstated, including back rent owed from the beginning of the suspension. The family must pay the back rent on terms and conditions established by the Housing Authority.

If the Housing Authority determines a qualifying financial hardship is long term, the family will be exempt from the minimum rent requirements so long as such hardship continues. Such exemption shall apply from the beginning of the month following the family's request for a hardship exemption until the end of the qualifying financial hardship.

MEDICAL EXPENSES

The Housing Authority must deduct unreimbursed medical expenses of any elderly family or disabled family.

DISABLED FAMILY- *a family whose head or spouse is a person with disabilities.*

ELDERLY FAMILY- *a family whose head or spouse is at least 62 years of age.*

Allowable medical expenses may include:

- *Services of doctors and health care professionals*
- *Services of health care facilities*
- *Medical insurance premiums*

- *Prescription/non-prescription medicines (prescribed by a physician)*
- *Transportation to treatment (cab fare, bus fare, mileage)*
- *Dental expenses, eyeglasses, hearing aids batteries*
- *Live-in or periodic medical assistance*
- *Monthly payment on accumulated medical bills (regular monthly payments on a bill that was previously incurred). The allowance may include only the amount expected to be paid in the coming 12 months.*
- *The HA may consult IRS Publication 502 for additional guidance on medical expenses.*
- *If a family has medical expenses and no disability assistance expenses, the allowable medical expense is that portion of total medical expenses that exceeds 3 percent of annual income.*

Section Eight Management Assessment Program
(SEMAP)
Indicators and Procedures for Certification

1. Selection from Waiting List;

Applicants will be maintained on the waiting list by Applicant Name, Family unit size, Date of application, Time of application, Qualification for any local preference, and Head of household racial or ethnic designation.

A completed written preliminary application is received and reviewed for eligibility. The eligible applicants will be placed in date and time order, sorted by county, and entered into the computer with that information.

Based on attrition of the prior month, and/or new funding allocations, applicants will be selected by date and time received for formal application processing by area. Vouchers will be issued at the next scheduled briefing based on the number of applicants whose formal applications have been completed and verification received confirming eligibility.

Random QC sampling will be drawn from applicants reaching the top of the waiting

list only, and for new admissions only selected from the waiting list.

The Housing Authority will select random QCs based on the universe for applicants admitted to the program from the prior year. Our QCs for applicants reaching the top of the waiting list will be randomly selected monthly and verified by a hard copy of the waiting list printed for that month and compared to the previous month. This will also include any name that came to the top of the list including those determined ineligible, and who did not respond to their appointment letter.

QCs for new admissions, from the waiting list will be based on the universe for the applicants admitted to the program from the prior year. QCs will be based on random selection of initial inspections conducted by the Housing Authority supervisors on new leased units and will be compared to the waiting list on a monthly basis. The waiting list will be printed monthly. The QC findings will be maintained in separate SEMAP indicator files supporting the findings.

2. Reasonable Rent;

The Housing Authority uses three unassisted units of the same bedroom size as a comparable and takes into consideration the location, size, type, quality, age of the unit to be leased, amenities, housing services, maintenance and utilities provided by the owner under the lease in determining reasonable rent. The HA uses three different types of reasonable rent comparable depending on whether the unit is an apartment, single family unit or manufactured home.

This method is used at the time of initial lease up, before any increase in the rent to the owner and if there is a 5% decrease in the published FMR in effect 60 days before the HAP contract anniversary or at the HAP contract anniversary.

Senior Housing Specialists or qualified inspectors will conduct random QC samplings monthly on initial lease ups. Senior Housing Specialists maintain a detailed listing of all new lease ups per month of which the random samplings will be derived.

Rent increase requests are evaluated at the annual reexamination. Rent increases are monitored with a computer program that will track granted increases.

We have never experienced a 5% decrease in the published FMRs. The published FMRs are received annually and archived.

The HA will maintain the documentation in separate SEMAP indicator files to support the QC findings.

3. Determination of Adjusted Income;

The HA will use the QC random samplings from the Initial Lease Up universe as determined from the detailed list maintained by the senior housing specialists and Annual Reexamination universe as determined from the list of failed annual reexams also maintained by the senior housing specialist, to verify and correctly determine the adjusted annual income for each assisted family and where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance for the unit leased in determining the gross rent.

The HA will maintain the documentation in separate SEMAP indicator files to support the QC findings.

4. Utility Allowance Schedule;

The HA will consider if any updates in the utility allowance schedule are necessary based on the determination that the HA has reviewed its utility rate data within the last 12 months, and has adjusted its utility allowance schedule if there has been a change of 10 percent or more in a utility since the last time the utility allowance schedule was revised. Inquiries are conducted with the major utility providers throughout our jurisdiction. Rates are averaged and multiplied by HUD approved consumption rates for each bedroom size.

5. Housing Quality Standards Quality Control Inspections

The HA will conduct random Housing Quality Standards Quality Control Inspections on Initial Admissions and Annual Reexaminations.

The QCs conducted on Initial Admissions will be chosen from detailed list maintained by the senior housing specialist and will represent a cross section of the different types of units inspected and inspectors. Based on the number of admissions for this universe the senior housing specialist will choose at his discretion which interval and which unit is inspected to best represent the cross section and will alternate equally on inspectors.

The QCs conducted on Annual Reexaminations will be chosen from monthly list which are maintained by the senior housing specialist and indicate which units fail and pass annual reexaminations. Based on the number of annual reexams conducted for this universe the senior housing specialist will choose at his discretion which interval and which unit is inspected to best represent the cross section and will alternate equally on inspectors.

The HA will maintain the documentation in separate SEMAP indicator files to support the QC findings.

6. Housing Quality Standards Enforcement;

The HA will conduct random QCs on units which fail Housing Quality Standards Inspections. These QCs will be chosen from the list of failed annual reexams maintained by the senior housing specialists. The HA will use each tenth failed unit as a QC to document that any life threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any PHA approved extension. If HQS deficiencies are not corrected within the time frame allowed the HA will abate housing assistance payments beginning no later than the first of the month following the specified correction period or terminates the HAP contract or for family caused defects, takes prompt and vigorous action to enforce the family obligations.

The following will be deemed life-threatening deficiencies, which warrant repairs within twenty-four hours; Gas leaks, Exposed electrical wires, Broken water lines, Broken sewer lines, No power in unit, Water heater busted-flooding-leaking, Outlets sparking fire, Smoke alarm inoperable, Unit flooding, No heat in unit.

HQS inspectors use a specific letter for deficiencies requiring repairs within twenty-four hours which is faxed to the owner/manager. The owner/manager is also contacted by phone describing the deficiency and notified the repair must be completed within twenty-four hours. The letter is suspended in a work by date file for the follow up inspection.

The HA has implemented a computer tracking program to log all failed HQS inspections along with the manual list maintained by the senior housing specialist.

The supporting documents for this performance indicator will be maintained with the applicable SEMAP certification in accessible, available, and auditable form for independent public audit and HUD inspection.

7. Expanding Housing Opportunities;

The HA will encourage owners to make units which are outside areas of poverty or minority concentration available to program participants. The HA currently conducts presentations with owners, real estate and property managers either individually or in group briefings with program participants. The HA has prepared informative brochures describing the program for potential landlords. The HA will utilize landlord surveys to identify units outside areas of poverty or minority concentration which will be potential units available to program participants.

In conjunction with our local Planning and Development office, we have current maps that include areas of poverty or minority concentration in our jurisdiction as well as our neighboring areas. These maps also indicate areas with housing opportunities outside areas of poverty or minority concentration within our

jurisdiction and our neighboring jurisdictions. The HA will also maintain a list which will identify available units outside areas of poverty or minority concentration.

The HA will utilize the landlord surveys to determine available units outside areas of poverty or minority concentration in order to document whether or not voucher holders have experienced difficulties in finding housing.