

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: Mississippi Regional Housing Authority No. VI PHA Code: MS058 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/01/2012				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 136 Number of HCV units: 4923				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main business office of the PHA located at 2180 Terry Road, Jackson MS and a copy will be posted to the website: www.mrha6.org				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> The PHA proposes to use PBV to increase not only the number of housing units, but also the affordability of those units. It is anticipated that the PHA will allocate the permitted number of its Section 8 HCV to PBV in the near future, as development demand increases. The PHA has awarded to date 181 PBVs. The PHA is authorized to allocate 984 PBV or 20% of ACC. To increase the number of PHA owned housing units, the PHA will seek collaborative means to achieve this goal. MRHA VI will apply for tax credits within the 2013 cycle as well as continue to partner with others who have demonstrated success in developing low-income housing. The PHA proposes to construct seven (7) single-family units in the town of Tchula, (Holmes County) Mississippi and has entered into MOUs with: (1) University Place LLC; (2) University Place II, LLC; (3) University Parkway LLC; (4) Madison Heights Canton, L. P.; (5) Meadow Hill Estates, L. P.; (6) The Southern Rose, L. P. to provide housing assistance under the LIHTC program.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. (See Attachments) Filename: MS058a1				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. (See Attachment) Filename: MS058a1				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. The City of Jackson, Mississippi 2010-2015 Consolidated Plan and the 2010-2015 Mississippi Consolidated Plan for Housing and Community Development make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. According to data from the U.S. Census Bureau, in 2000 Mississippi had a total state population of 2,844,658 persons. Statewide, population rose about 3.8 percent from 2000 through 2009 to 2.95 million persons. Mississippi's population residing in non-entitlement areas of the state was 2,451,801 in 2000 and by 2008 was 2,559,479; this was a total increase of 107,678 persons or 4.39 percent. In 2000, the non-entitlement areas of				

Mississippi showed racial and ethnic populations of 64.0 percent white, 33.9 percent black, 0.6 percent two or more races, 0.5 percent Asian, 0.5 percent other, 0.4 percent American Indian and 0.02 percent native Hawaiian. Certain populations of racial and ethnic minorities were also concentrated in geographic areas of the state, such as the black population being concentrated in the western portion of Mississippi. Nearly 25.0 percent of the population aged 5 or older in the non-entitlement areas in the state had one or more disabilities at the time of the 2000 census. Overall, the state's population is expected to grow to 2.98 million people by 2015, comprising some 1.1 million households. However, the population of the non-entitlement areas of the state is expected to grow more quickly, rising from 2.45 million people and 899,000 households to 2.59 million people and 957,788 households by 2015.

MISSISSIPPI HOUSING MARKET

In 2000, the Census Bureau reported that the entire state of Mississippi had 1,161,953 total housing units. By 2008, the total housing stock had increased by more than 105,000 units. In 2000, the non-entitlement areas of Mississippi had 702,258 single-family units and another 187,033 mobile homes; these two types of housing units dominated the non-entitlement areas throughout the state and comprised 89.1 percent of all residential units. Of the 899,227 housing units in the non-entitlement areas of the state at the time of the 2000 census, 674,887 were owner-occupied and 224,340 were renter-occupied. Almost 100,000 units were unoccupied, for an occupancy rate of 90.1 percent at that time, and more than 27,000 unoccupied units were considered "other vacant." These types of units are not available to the market place and tend to have a blighting influence on the surrounding areas. During the eight years of the last decade, slightly more than 99,000 units were permitted in the non-entitlement areas of Mississippi. The construction value of single-family dwellings generally increased from 1980 through 2008, with the value in 2008 at \$137,600. In terms of housing problems counted in 2000, nearly 5.0 percent of households were overcrowded or severely overcrowded, roughly 2.0 percent lacked complete kitchen or plumbing facilities, and nearly 25.0 percent experienced some type of cost burden. By 2015, more than 266,000 households are expected to have some type of housing problem or unmet housing need.

HOUSING AND HOMELESS NEEDS ASSESSMENT

Results from the 2009 Housing and Community Development Needs Survey showed that homeowner down-payment assistance and homeowner rehabilitation were both considered to have a high need for funding, along with affordable rental housing and affordable for sale housing. The cost of materials and labor were cited as barriers to achieving affordable housing. Comments received from public input meetings throughout the state revealed that there is a perceived need for homeowner rehabilitation project funding, as well as permanent housing for victims of domestic violence and single-parent families. Homeless needs throughout the state are handled by three different Continuum of Care organizations. A count of the homeless population in the state showed that more than 1.1 million Mississippi Executive Summary Mississippi Five-Year Final Report Consolidated Plan 4 May 7, 2010 2,800 persons were homeless in Mississippi as of January 2009, including 301 homeless families with children and 876 chronically homeless persons. Non-homeless special needs populations in the state include the elderly and frail elderly, persons living with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV/AIDS and their families. These populations are not homeless, but are at the risk of becoming homeless and therefore often require supportive housing and service programs. The needs of these special needs groups are relative to the programs currently provided and the gap of services and housing needed. For example, the elderly population is expected to swell in the future and will require increased access to home services as well as assisted living and nursing home facilities.

COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

The 2009 Housing and Community Development Survey provided data on the perceived community development needs in the state. According to survey results, respondents indicated that funding allocation should be primarily devoted to housing and economic development, followed by infrastructure and public facilities. Business retention and workforce training received high need rankings in terms of economic development activities, while water, sewer and street improvements received high need rankings in regard to infrastructure. Respondents noted mostly high levels of need for all public facilities, and crime awareness was seen as the greatest need in the public and human services category.

The State of Mississippi has identified these objectives as its Five-Year Housing And Community Development Objectives And Strategies:

1. Reduce housing blight and blighting influences;
2. Enhance the provision of quality affordable housing;
3. Create, expand and retain more jobs for low- to moderate-income persons;
4. Enhance the quality of Mississippi's infrastructure and public facilities;
5. Reduce the incidence of homelessness; and
6. Provide housing for HIV/AIDS persons in Mississippi.

The strategies along with performance measure criteria are set forth in the State's Consolidated Plan. The strategies/goals of MRHA VI are consistent with the goals and objectives for the state of Mississippi, i.e., Reduce Blighted Housing/Rehabilitate or Reconstruct Suitable Homeowner Properties; Promote New Construction; Promote Homeownership; Promote Homeownership for the Disabled with the Disabled Housing Initiative; Create or Expand Employment at For-Profit Businesses; Invest in Eligible Infrastructure That Supports Better Paying Jobs; Improvement of Local Community Living Environment; Respond Quickly to Emergency Needs; Other Community Program Activities; Assist in Implementing Current 10-Year Plans to End Chronic Homelessness; etc. MRHA VI, working cooperatively with CBO, PHAs, governmental and non-governmental agencies is uniquely situated to address the housing needs facing low-income families.

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

As of July 1, 2012, there were 7543 families on the Section 8 Wait-list. Of this total, 88% qualified as extremely low income. The average gross income was \$1,670 with an average adjusted income of \$1,599. The need for adequate housing is critical. The combined average number of days they had been on the wait-list was 607. The ability to serve this number is limited by two salient factors: funding (Section 8 HAP payments) and the availability of standard housing.

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

1. **AFFORDABILITY**

The tremendous need identified above in the number of individuals and families paying half their income for housing calls for this Authority to pursue whenever possible this availability of Section 8 funds. By expanding the supply of Section 8

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

2. SUPPLY

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

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

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

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

3. QUALITY

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

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

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

4. ACCESSIBILITY

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

The need in the metro area with its concentration of medical facilities has been well established. The MRHA No. VI will continue a very flexible and liberal attitude toward encouraging this development by approving high rents to justify the cost but also keeping the units affordable by adjusting the payment standards. MRHA No. VI will also continue to monitor any additional Section 8 funds, which would specifically target accessibility needs.

5. SIZE OF UNITS

Traditionally, the need for housing in the MRHA No. VI's jurisdiction has been dominated by the two and three bedroom sizes. Our waiting lists typically reveal a true bell-shaped curve in regards to bedroom size demand. The two and three bedroom demands is the greatest part of the demand curve with one bedroom and four+ bedroom demands tapering off significantly on both sides of the demand curve. The supply of two and three bedrooms have gone hand and hand with both rehabilitation efforts and tax credit developments. However, the four+ need seems to be the hardest niche to fill. Region VI has seen that four+ bedroom families seem to remain longer in units than other bedroom sizes. This is do to a lack of quality four+ bedroom units. This is due to a lack of quality four+ bedroom units. The MRHA No. VI will continue a flexible attitude in conducting the rent reasonableness test to encourage development especially of four+ bedroom units. Region VI has seen a number of smaller units converted through rehabilitation to make a four+ bedroom unit. By coordinating activities Region VI assists developers in creating quality units within reasonable rental rates.

6. LOCATION

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

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

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

Region VI will continue a flexible approach to the rent reasonableness test so that more and more units over a greater market

area will be available for Section 8. In areas where crime causes a less than optimum use of otherwise quality units, Region VI will cooperate with housing developers and law enforcement to the greatest extent possible to either resolve or minimize the crime problem.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7543		
Extremely low income <=30% AMI	6655	88%	
Very low income (>30% but <=50% AMI)	848	11%	
Low income (>50% but <80% AMI)	5	0.07%	
Families with children	7293	96.7%	
Elderly families	26	.34%	
Families with Disabilities	43	.57%	
Race/ethnicity (white)	39	0.52%	
Race/ethnicity (black)	7478	99.14%	
Race/ethnicity (Indian/Alaska Nat)	18	0.24%	
Race/ethnicity (Not Assigned)	8	0.11%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: December 15, 2010			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 22 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2015		
Extremely low income <=30% AMI	1678	83.00%	
Very low income (>30% but <=50% AMI)	316	16.00%	
Low income (>50% but <80% AMI)	19	0.94%	
Families with children	1942	96%	
Elderly families	8	0.4%	
Families with Disabilities	25	1.00%	
Race/ethnicity (white)	2	0.1%	
Race/ethnicity (black)	2011	99.8%	
Race/ethnicity (Indian/Alaska)		0.1%	
Race/ethnicity (Other)	2	0.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	273	14%	
2 BR	899	45%	
3 BR	671	33%	
4 BR	133	7%	
5 BR	35	2%	
5+ BR	4	.2%	

	Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: December 15, 2010 HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 22 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
--	---	--

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:</p> <ol style="list-style-type: none"> 1.1 Employ effective maintenance and management policies to minimize the number of public housing units off-line; 1.2 Reduce turn time for vacated public housing units 1.3 Reduce time to renovate public housing units; 1.4 Maintain or increase section 8 lease-up rates by establishing payment standards that are competitive with private market; 1.5 Employ an effective marketing strategy that will increase owner participation; 1.6 Create an environment which ensures positive acceptance of section 8 tenants—minimize the NIMBY factor. <p>Strategy 2. Increase the number of affordable housing units by:</p> <ol style="list-style-type: none"> 2.1 Apply for additional section 8 units/funding as available; 2.2 Utilize special program funding when applicable; 2.3 Engage in and encourage project-based developments within the service area. 2.4 Apply for tax credit funding 2.5 Construct mixed-finance housing developments within designated counties of PHA’s service area.
------------	---

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The PHA has made significant strides in meeting its mission goals and objectives, i.e., 96% of utilization; 100% ABA; 100% PIC reporting rate; increase in # of vouchers received and issued (THU and Section 8); increased the # of PHA owned property; issued/committed 197 PBV.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. Further, any additions of non-emergency work items not included in the Capital Fund (CFP) current Annual Statement or 5-Year Action Plan.</p>
-------------	--

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Filename: MS058a1
-------------	---

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

RESIDENT ADVISORY BOARD (RAB) COMMENTS

Public hearings on the Annual Plan were scheduled for the month of May throughout the PHA service area. Public Notices were published in the local newspaper, identifying location, date and time. These meetings were scheduled thusly:

<u>Location</u>	<u>Date</u>	<u>Time</u>
Copiah County Courthouse Grand Jury Room 100 Caldwell Drive Hazlehurst, MS	May 24, 2012	10:00 a. m.
Charley Patton Estates Community Bldg. 105 Patton Drive Edwards, MS	May 08, 2012	5:00 p. m.
Holmes County Courthouse Board of Supervisors' Room- Annex 2 Court Square Lexington, MS	May 22, 2012	10:00 a.m.
Magee City Hall 123 Main Ave. North Magee, MS	May 23, 2012	10:00 a. m.
Payton Garden Apartments Community Bldg. 825 Boston Rd Pearl, MS	May 15, 2012	5:00 p. m.
Ridgewood Estates Community Bldg. 120 Ridge Road Circle Yazoo City, MS	May 21, 2012	5:00 p. m.
Sam Estees Estates Community Bldg. 101 King Ranch Circle Canton, MS	May 29, 2012	5:00 p. m.
Sugarhill Estates Community Bldg. 117 Nickel St. Port Gibson, MS	May 30, 2012	5:00 p. m.
Warren County Courthouse Board of Supervisors' Meeting Room, 3 rd FL 109 Cherry St. Vicksburg, MS	May 25, 2012	10:00 a. m

Staff members facilitated the meetings and provided comprehensive data on proposed modernization projects and the Annual Plan.

Residents comments can be summarized under three headings: General Site Improvements, Individual Unit Improvements, and Site Safety.

1. General Site Improvements
Add fencing to restrict unauthorized entrance to property, install speed bumps to slow traffic. Control snakes. Upgrade playgrounds. Cut and maintain grass on a regular schedule. Install air conditioning unit in the community building.
2. General Unit Improvements
Replace broken tile flooring. Upgrade kitchen and install bathroom cabinets.
3. Site Safety
Restrict non-residents, especially using play ground. Do not install playground equipment that will attract older boys and men who do not live on the property. Restrict loitering on property. Increase enforcement of pet policy. Revive summer program activities for children.