PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2003

The Housing Authority of the City of Meridian

Meridian, Mississippi

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

HUD 50075
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Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: The Housing Authority of the City of Meridian

PHA Number: MS004

PHA Fiscal Year Beginning: 04/1/2003

Public Access to Information

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

☒ Main administrative office of the PHA – 2425 E Street, P. O. Box 870, Meridian, MS 39302-0870
☐ 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 – 2425 E Street, P. O. Box 870, Meridian, MS 39302-0870
☐ 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 – 2425 E Street, P. O. Box 870, Meridian, MS 39302-0870
☐ PHA development management offices
☐ Other (list below)

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5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006

[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:

To provide affordable, decent, safe and sanitary housing with reasonable accommodations for eligible citizens of Meridian, Mississippi, and programs that promote self-sufficiency, empowerment and respect.

B. Goals (See Attachment - 1 for Progress Report)

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:
- X Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies: Maintain an annual public housing vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less by March 31, 2004.
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- X Other (list below)
  Acquire land to construct replacement housing by March 2006, to provide self-sufficiency opportunities to residents of public housing

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

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- ☒ Improve public housing management: (PHMAP/PHAS score) 99.0. HUD will continue to recognize the MHA as a high performer with a PHAS score of 90% or greater with no single indicator with a score below C by March 31, 2004.
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction: achieve a satisfactory rating on the PHAS resident survey
- ☒ Concentrate on efforts to improve specific management functions:

  MHA will continue to provide training/cross training opportunities to staff within all departments.

  MHA will provide additional training for the Accounting department in financial statements, budgets, and departmental budgeting. MHA will implement procedures/accounting manual by March 31, 2004.

  MHA will apply consistently the GAAP principles by March 31, 2004.

  MHA will upgrade its computer software and hardware by March 31, 2004. (See progress report).

- ☒ Renovate or modernize public housing units: March 2006
- ☒ Demolish or dispose of obsolete public housing: March 2006
- ☒ Provide replacement public housing: March 2006
- ☒ Provide replacement vouchers: March 2006
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling: March 2004
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs: March 2005
- ☐ Implement public housing site-based waiting lists:
- ☒ Convert public housing to vouchers: Review by March 2004
- ☐ 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: At least twice a year during the next five years, MHA will offer rental specials such as one month rent-free.

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MHA will use the practice of skipping others on the waiting list to accomplish the deconcentration of poverty.

☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. (See Deconcentration of Poverty Policy Attachment – 8).

☒ Implement public housing security improvements: MHA will reduce by 20% the overall Part I crime in developments by March 31, 2004.

a) MHA will reduce by 20% the overall Part II crime in the developments by March 31, 2004.
b) MHA will install wrought iron fencing in 2 additional developments by March 31, 2004.
c) MHA will expand its patrol service to include at least eight developments 4 times a week during evening hours by March 31, 2004.
d) MHA will maintain contract with non-profit agency such as Boys & Girls Club to provide recreation and other drug-free alternative activities: Ongoing
e) MHA will increase by 20% the annual enrollment in the Resident Resource Center by March 31, 2004.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

☐ Other: (list below)

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

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

☒ Increase the number and percentage of employed persons in assisted families: MHA will continue to work with Meridian Community College to provide the "Jump Start" employability workshop for residents.
MHA will continue partnerships with community service agencies:
a) Multi-County Community Service Agency;
b) Green Thumb;
c) East Central Planning and Development District;
d) Meridian Public School System.

☒ Provide or attract supportive services to improve assistance recipients' employability: MHA will continue to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training.

MHA will continue to provide residents the opportunity to receive their GED and job training 4 days a week in the Resident Resource Center.

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MHA will continue to partner with Meridian Community College who provides trained staff for the Resident Resource Center.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities: MHA will continue to apply annually for EDSS and/or Senior Service Coordinator funds available.

MHA will continue to partner with the following agencies in providing programs to assist elderly and disabled families in continuous independent living:

1. Multi-County Community Service Agency;
2. East Central Planning and Development District
3. Green Thumb.

☐ 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: (list below)

Other PHA Goals and Objectives: (list below) As of October 2000 Work in Process

Meridian Housing Authority

Final Report: Strategic Planning

History of Meridian Housing Authority

Meridian Housing Authority (MHA) was chartered by the State of Mississippi in 1940. It has a long, rich history of accomplishments and service to the Meridian Community. In the last 59 years, the Authority has had six executive directors. Meridian Housing Authority is an important and necessary public agency. The agency operates 1,297 conventional housing units throughout the city housing with more than 3,000 people or approximately 8% of the city's population. More than half of MHA's residents are children, with 89% under the age of 14. Meridian Housing Authority's annual budget for fiscal year 1999-2000 was almost $9 million. The five-member Board of Commissioners is appointed

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by the Mayor of Meridian and is confirmed by the City Council.

In May 1999, the administrative staff of MHA moved into a new 10,458 square foot facility after 59 years in the previous location. The new building is located on three acres adjacent to MHA's Mountain View Village. The Central Office contains 15 individual offices, 4 file rooms, an information systems office and a 75-seat community/training room.

Currently, MHA has 75 employees divided equally between administration and maintenance. Many programs and services are offered and supported by the Authority for residents of all ages, such as the Greater Meridian Health Clinic, Boys and Girls Clubs of Meridian, After-Hours Tutorial Program, Multi-County Community Services Agency, RSVP and Green Thumb. A new program, *Parents as Teachers*, has recently been developed and implemented as a partnership between MHA and the Meridian Public Schools. Program services for residents with children 11 months old or younger include personal visits by a certified parent educator, group meetings, developmental screenings and information about community resources.

There has also been a concentrated effort to improve the Authority's apartments through annual modernization projects. The Authority has spent in excess of $11million to upgrade its apartments and grounds over the last five years. This has included partial rewiring of most apartments, removing asbestos, abating lead paint at Highway Village (4-1), replacing staircases and porches and adding brick veneer and vinyl siding. MHA recently broke new ground for public housing in the state of Mississippi by launching the first home ownership program. In addition, all new playground equipment has been installed at all MHA sites.

Executive Summary

Strategic planning is a process that establishes the tone and direction of an organization for an extended time period. A strategic plan must incorporate all valid plans for advancement and delivery of services and effectively create a common vision and goals. As organizational priorities are established, an effective strategic plan will be judged on the basis by which the goals are achieved.

In April 1999, after the dismissal of the executive director, the Board of Commissioners determined this to be a critical time to initiate an internal strategic planning process and to re-evaluate key issues reflective of MHA's mission, goals and organizational structure. Although current HUD regulations require all public housing authorities to develop a *Five-Year Annual Plan* and an *Annual Action Plan* prior to the receipt of funds for fiscal year 2000-2001, the Commissioners believed it was essential to enter into this internal process before proceeding with the agency's community-wide effort. The Board of Commissioners also believed that it was important to undertake this process prior to beginning the search for a new executive director.

The strategic planning team met seven times between June and October 1999 and devoted more than 100 hours to the total strategic planning effort. Dr. Judith H. Miller, chairman of the Board of Commissioners, served as chair and facilitator for the process. Along with the commissioners, the strategic planning team consisted of MHA's Directors of Housing Operations, Modernization

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and Development, Maintenance and Finance. The Board's attorney, along with the administrative Secretary, serving as interim Director of Human Resources, also participated. Early in the process, the Director of Finance resigned to accept a position with another housing authority. At the Board's request, MHA's senior Accounting Clerk assumed some of the duties and responsibilities of the position on an interim basis and participated in the strategic planning process.

Before beginning the strategic planning effort, commissioners charged the directors with the responsibility of gathering information and receiving input from all levels of the Authority's operations. The strategic planning process began by revisiting and redefining the mission statement. Next, analyses of MHA clients, properties, operations, programs and fiscal status were conducted. (*Prior to the strategic planning process, the Director of Maintenance conducted a tour of all MHA sites for commissioners and the Board's attorney.)* Throughout the study, strengths and weaknesses, problems and challenges, and goals and directions were identified, discussed and consensus views developed. Upon completion of the August planning session a final report was prepared.

Meridian Housing Authority
Mission Statement

The Mission of the Meridian Housing Authority is to provide affordable, decent, safe and sanitary housing with reasonable accommodations for eligible citizens of Meridian, Mississippi and programs that promote self-sufficiency, empowerment and respect.

Meridian Housing Authority
Strategic Planning Recommendations

1. **Study, evaluate and recommend appropriate supply of affordable housing for low and moderated income households and special needs populations**
   a. Rehabilitate, reconfigure and/or redesign existing properties
   b. Determine which properties, if any, should be demolished or disposed
   c. Seek out alternative forms of redevelopment
   d. Increase housing supply for special needs populations
   e. Focus on the needs of prospective clients
   f. Expand acquisition of single family homes and implement home ownership program
1. **Identify and initiate services and programs that meet the needs of MHA clients**
   a. Improve safety, decrease the incidence of criminal activity and eliminate conditions that may contribute to crime at all properties
   b. Expand prevention and intervention services in all areas of family care
   c. Expand opportunities for residents to increase job training, life skills development, technology and diversity training
   d. Provide necessary supportive services associated with special needs housing
   e. Implement site-based programs; establish information liaison

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3. Enhance relationships with government agencies and community

a. Improve communications with HUD, local government and service agencies, and the community at-large to ensure program and service awareness
b. Coordinate and expand partnerships with existing agencies for increased services for clients

4. Improve financial base; update Authority's policies; implement cross-training of employees

a. Restructure operations in order to reduce costs and increase customer responsiveness
b. Implement consolidated financial reporting
c. Increase subcontracting opportunities when advantageous to the Authority's fiscal operations
d. Review and study long-term impact of salary schedule and employee benefit package
e. Update Authority's policies, including Personnel and Procurement
f. Seek grants and alternative forms of funding

5. Evaluate Queen City Properties for the purpose of determining routine maintenance needs and extraordinary maintenance needs, as well as long term financial viability of the properties in whole or in part

a. List and prioritize extraordinary maintenance needs based on structural soundness and safety
b. List and prioritize routine maintenance needs to enhance appearance and to inhibit structural aging
c. Seek immediate financial help to accomplish extraordinary maintenance
d. Explore opportunities to sell the properties in whole or in part
e. Pursue alternative allocation and/or elimination of expenses in order to reach a positive cash flow status
f. Explore areas in which Queen City, as a separate entity, could pursue other funding and/or non-rental income

5. Employ an Executive Director (implemented) who

a. will lead the organization with integrity, vision and compassion
b. can communicate with all MHA publics
c. is regulatory aware and fiscally sensitive
d. has a proven managerial and administrative ability
e. demonstrates interpersonal finesse and commitment to team work
f. has experience in urban planning and/or development

Recommendation 1

Study, evaluate and recommend appropriate supply of affordable housing for low and moderate income households and special needs populations

a. Rehabilitate, reconfigure and/or redesign existing properties
b. Determine which properties, if any, should be demolished or disposed
c. Seek out alternative forms of re-development
d. Increase housing supply for special needs populations
e. Focus on the needs of prospective clients
f. Expand acquisition of single family homes and implement home ownership program

MHA maintains a diverse housing stock of complexes, scattered-sites, and single-family homes dispersed throughout the City of Meridian. Of the 1297 apartment units, there are 14 efficiencies, 384 one-bedroom, 434 two-bedrooms, 323 three-bedrooms, 111 four bedrooms, and 31 five-bedrooms. One hundred and twelve (112) units are handicap accessible. Through its home acquisition program (1998), MHA has purchased nine (9) single-family residences.

The majority of MHA's housing complexes are 40 plus years or older. The oldest sites, Frank Berry Court, Highway Village, Mountain View, and George Reese Court, were all built prior to World War II. Highway Village (89) and Mountain View (80) were built of milled bricks with no soffits, gutters or downspouts. George Reese Court (97) and Frank Berry Court (113) were built of cinder block and poured interior concrete walls. All of these complexes were built with flat roofs. Victory Village (148 units), built in the late 1950s, contains the Authority's largest number of units on the smallest plot of land. It has the highest concentration of lead base paint and has the largest number of units that need total renovation (i.e., plumbing, heating, and flooring). MHA's three largest units, Western Gardens, Eastern Gardens and Oakland Heights, were built in 1973 and provide 444 units ranging in size from 1 to 5 bedrooms. However, Western and Eastern Gardens are also the least requested sites by future tenants.

Over the past five years, the Authority has made concentrated efforts to improve its properties through annual modernization projects. MHA has spent in excess of $11 million to rewire apartments, remove asbestos, abate lead paint, replace staircases and porches, and add gutters, down spouts, brick veneer and vinyl siding. Beginning in October 1999, all new playground equipment has been installed at all sites. In 1996, MHA implemented a strenuous preventive maintenance program. Through these cyclical efforts, MHA has significantly reduced the amount of time and overall resources that it takes to make repairs to units; however, due to the age of the properties and the severity of facility concerns, i.e., asbestos, lead paint, water seepage, the Authority is facing a shortage in funding to address the major improvements and modernization needs. MHA averages approximately 45 vacancies per month and maintains a waiting list of 197 clients or potential clients. MHA is also experiencing an increase in evictions for non-payment of rents and enforcement of the One Strike Policy.

MHA has a total population of 3,150 residents. Fifty four percent (54%) of MHA residents are children (1696) living in 1,245 family units. The majority of children (1502) are under the age of 14. The average family consists of an single, head-of-household, African-American female, 27 years of age, with 2.53 children (average age = 7 years). Thirty-six percent (36%) of MHA residents are employed, while 23% receive Social Security, 24% SSI, and 8% AFDC.

Approximately 54% of MHA residents have completed high school. A MHA resident spends an average of five (5) years in public housing.

Safety and perception of properties. Western Gardens and Eastern Gardens are perceived as being unsafe because of a high crime rate. However, statically this is unsupported. It is the type of crimes committed that gives these developments the image of being crime-infested. Also, two of the obstacles faced in housing residents and potential residents in these developments are the remoteness of the locations as well as the density of residents. There are too many units within the developments and a much higher concentration of children (e.g., Eastern and Western Gardens).

Single Family Residences/Home Ownership. Consistent with national and state public housing philosophies of helping residents achieve self-sufficiency, MHA was the first Authority in the State to acquire existing single family homes. The goal of the program is home ownership for qualified MHA residents. Currently, MHA has purchased nine homes and plans to increase to 9 by 2001.

It is recommended that MHA study, evaluate and recommend the appropriate mix in the developments. In order to achieve this goal, the Authority will also study and evaluate 1.) Changing to tenant-paid utilities, 2.) A totally fair market rent development, and 3.) Marketing its properties emphasizing the training and other programs offered to MHA residents.

A. Rehabilitate, reconfigure and/or redesign existing properties. MHA will study and evaluate the needs of prospective clients versus existing housing stock. A survey of current residents will also be conducted. After the data are gathered, reviewed and evaluated, recommendations will be developed and submitted to HUD for approval. MHA will continue to rehabilitate apartments under Capital Funding and Maintenance operating budgets.

B. Determine which properties, if any, should be demolished or disposed. MHA will conduct an overall physical assessment of all properties, as well as a vacancy/density study to determine what units, if any, should be razed.

C. Seek out alternative forms of redevelopment. MHA will seek other funding opportunities, i.e., Hope VI, capital funding, public/private partnerships, non-profit organizations, to redevelop or redesign properties.

D. Increase housing supply for special needs populations. MHA will establish a non-profit organization capable of providing congregate housing through grant funding.

E. Focus on the needs of prospective clients. MHA will survey applicants and clientele of other social service agencies, such as Multi-County, Care Lodge, Department of Human Services and homeless shelters, to determine client needs (e.g., transportation, job training, education). On-site health care screening will also be provided to new residences. MHA

will assist tenants in establishing resident-owned businesses by providing workshops through the Resident Resource Center. MHA will also continue to work with the Meridian Public Schools to provide the Parents as Teachers program for MHA mothers and children.

F. Expand acquisition of single family homes and implement a home ownership program. MHA will expand its acquisition of single family homes from the proceeds of sales of single family homes. The MHA Board of Commissioners will establish a Home Ownership program and approve a Home Ownership criteria. The program will be submitted to HUD for approval and will be included in the Authority's Future Plan.

Recommendation 2

Identify and initiate services and programs that meet the needs of MHA clients

a. Improve safety, decrease the incidence of criminal activity and eliminate conditions that may contribute to crime at all properties
b. Expand prevention and intervention services in all areas of family care
c. Expand opportunities for residents to increase job training, life skills development, technology and diversity training
d. Provide necessary supportive services associated with special needs housing
e. Implement site-based programs; establish information liaison

It is the goal of MHA to concentrate its efforts in assisting residents to improve their quality of life by empowering them to become more self-sufficient and less dependent on Federal assistance. Through the strategic planning process, MHA has examined the characteristics of its tenants and asked for input from involved stakeholders. As a result, the Authority has recommitted its efforts and resources to meeting the needs of our clients.

Since 1997, MHA has spent more than $72,000 in support of its Resident Resource Center. Through the Resource Center and various community partnerships, MHA provides residents with a variety of services, i.e., GED and computer training, after-school tutorial programs, health screening and transportation. The Authority will continue to work with community clubs, churches and other for-profit and non-profit organizations to assist in providing quality services to our clients.

In March 1999, MHA in partnership with Multi-County Community Service Agency, received its first Elderly Disabled and Supportive Services Grant in the amount of $142,250. This grant provides additional services to residents who are 55 years or older and who may be disabled. These services include congregate social activities, home visits, transportation, housekeeping and home delivered meals.

MHA has revamped its Tenant Associations and has formed the Resident Advisory Council. The Council meets weekly and is already participating in all planning meetings. The Council acts as a liaison between the Authority and its residents, and plays an active role in conducting the

annual survey of residents. Current representatives on the Advisory Council have participated in conflict Resolution training, elected building captains and developed ideas for future funding.

Meridian Housing authority's policies and activities reflect our long term commitment to eliminating and/or reducing crime and drugs in public housing, thereby improving the health and safety of its residents. Public Housing Drug Elimination (PHDEP) Grant funds have been used to reduce or eliminate drug related and other Part I and Part II crimes "in or around" public housing agencies. A performance measurement system will be used to gather information to track how well activities are meeting our stated goals and objectives.

A. **Improve safety, decrease the incidence of criminal activity and eliminate conditions that may contribute to crime at all properties.** MHA will identify and initiate policies, services and programs that will promote safety and decrease criminal activity at all properties. This will be accomplished through continued implementation of MHA's One-Strike policy; making necessary physical improvements, i.e., fencing, lighting, landscaping; expanding security services; working with the Meridian Police Department to track crime in MHA properties; working with residents, the Resident Advisory Council and Neighborhood Watch organizations to determine needed improvements, and providing drug-free alternative activities.

B. **Expand prevention and intervention services in all areas of family care.** MHA will continue with drug prevention activities and will work to expand use of the Resident Resource Center. MHA will implement an orientation process for new residents and will include opportunities for on-site health screenings, health fairs, immunization checks, medicine checks and flu shots.

C. **Expand opportunities for residents to increase job training, life skills, development, technology and diversity training.** MHA will expand use of its Resident Resource Center for GED job training and computer development and the Jump Start program at Meridian Community College.

D. **Provide necessary supportive services associated with special needs housing.** MHA will study the needs of our elderly, disabled and mentally ill residents. Currently, MHA will continue to utilize community resources such as Weems Mental Health, East MS State Hospital and Assisted Living Facilities. In the future MHA will explore redesigning housing to not only meet special needs, but make an effort to deconcentrate populations.

E. **Implement site-based programs; establish information liaison.** MHA will study and recommend providing services at various MHA developments. These site-based programs will include site-based housing management, mentoring programs and internships for minority student residents.

Recommendation 3

Enhance relationships with government agencies and community

a. Improve communications with HUD, local government and service agencies and the community at-large to ensure program and service awareness
b. Coordinate and expand partnerships with existing agencies for increased services for clients

Narrative introduction….

A. Improve communications with the HUD office (Jackson, MS). The burden of this relationship lies with the Executive Director and extra efforts must be made early on with the Jackson office. The committee has full recognition that this relationship will take an extended period of time to develop. Efforts should be made by the Executive Director to visit the Jackson office from time to time and periodically invite Jackson staff members to Meridian so that the Authority and HUD staff can establish a personal relationship.

Local government and services agencies. MHA will periodically invite the Mayor to Board meetings, making certain that the agenda for that meeting is appropriate for the Mayor's presence. In addition, an invitation will also be extended to the President of the City Council and, from time to time, individual members of the Council. On special occasions, appearances by the Executive Director and/or Board Chairman should appear before the City Council. The board of Supervisors historically has considered the Housing Authority a city entity. This can be altered somewhat by an appearance before the County Board with a general report on the size of the Authority, the number of people housed in the Authority, and the size of the budget. Additionally, in order to get the interest of the Supervisors, a map showing the Supervisor district lines and the developments that lie within those lines should be left with the Board. This gives the individual supervisors an idea of how many constituents they have within their district.

State officials. Efforts need to be made to know members of the Legislature who are elected from the areas covered by the Authority. This also could be done by a general offering of information about the Authority since many of the people holding public office are unaware of the size budget of the Authority and the number of people affected by its existence. Additionally, we could request Legislators to keep abreast of legislation during the session of the Legislature so that we would have an opportunity for input.

National Government. The same sort of information that is given to other governmental entities involving the Authority, its size, its budget, etc., should be made available to our Congressional Delegation which would consist of only one Congressman, but both Senators. Again, MHA should express interest in pending legislation and offer to comment on any housing legislation that comes before the Congress so that our representatives will know the effect such legislation might have on local Authorities. As a general rule, they have shown interest in understanding the affect of legislation and MHA is in a unique position to advise them in this regard.

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Local Community. It is the general consensus of the community that only selected materials be sent to newspaper, radio and television. The Authority feels that a great deal of publicity about the Authority is not necessarily beneficial to it; that is to say, an effort to saturate the news media concerning the Authority will probably not be appreciated by the community at large. Notwithstanding this, the Authority feels that "selected" news stories should make their way to the news media and, from time to time, it is appropriate for either the Chairman or the Executive Director to appear before civic clubs and give basic information about the Authority to such audiences.

Recommendation 4

Improve financial base; update Authority's policies; implement cross-training of employees

a. Restructure operations in order to reduce costs and increase customer responsiveness
b. Implement consolidated financial reporting
c. Increase subcontracting opportunities when advantageous to the Authority's fiscal operations
d. Review and study long-term impact of salary schedule and employee benefit package
e. Update Authority's policies, including: Personnel, Procurement, Maintenance and Admissions and Continued Occupancy
f. Seek grants and alternative forms of funding
g. The Meridian Housing Authority is solvent and financially secure at the present time. Changes have taken place during the past several years requiring a complete review of operating budgets, policies and utilization of employee resources. In order to accomplish this, the following steps are recommended:

A. Restructure operations in order to reduce costs and increase customer responsiveness. MHA will obtain modeling information and statistics on operating costs from other housing authorities with similar operating characteristics. When this information is obtained, a comparison for reasonableness will be made with actual conditions at Meridian Housing Authority. When opportunity exists for reducing costs, a study will be performed to compare the savings that result from the change with the anticipated effect on customer responsiveness and a recommendation will be made to the Board of Commissioners for action. MHA will develop and implement a survey to determine the areas where customer responsiveness is lacking.

B. Implement consolidated financial reporting. MHA has utilized the change from current accounting practices to GAAP as an opportunity to consolidate Authority financial reporting in a meaningful and effective manner.

C. Increase subcontracting opportunities when advantageous to the Authority's fiscal operations. MHA will review all out-sourcing opportunities with a thorough comparison between efficiency and the total cost, including "humanitarian" expense.

D. Review and study long-term impact of salary schedule and employee benefit package. The cost of salaries and benefits for the next 3 and 5 year periods will be projected based on existing information and this information will be compared with MHA's ability to generate income in light of reduced subsidies in present and future years. MHA will make adjustments to expense and staffing that are necessary to bring costs in line with income while maintaining the best possible service for tenants and protection of employee positions.

E. Update Authority's policies, including: Personnel, Procurement, Maintenance and Admissions and Continued Occupancy. MHA will establish a schedule of regular review of all policies with the goal of completing the first update of the personnel policy within the first year of the new Executive Director's employment. All policies will be subject to periodic review, as recommended by the ED and approved by the Board of Commissioners.

F. Seek grants and alternative forms of funding. MHA will seek alternative sources of funding from all possible sources. In addition, MHA will study the flexibility in funding that comes from switching between maintenance and comp grant programs. MHA staff and/or commissioners will contact and possibly visit other housing authorities for information on their efforts in this regard.

Recommendation 5

Evaluate Queen City Properties for the purpose of determining routine maintenance needs and extraordinary maintenance needs, as well as long term financial viability of the properties in whole or in part.

a. List and prioritize extraordinary maintenance needs based on structural soundness and safety
b. List and prioritize routing maintenance needs to enhance appearance and to inhibit structural aging
c. Seek immediate financial help to accomplish extraordinary maintenance
d. Explore opportunities to sell the properties in whole or in part
e. Pursue alternative allocation and/or elimination of expenses in order to reach a positive cash flow status
f. Explore areas in which Queen City, as a separate entity, could pursue other funding and/or non-rental income.

Queen City is a multi-site group of single-family apartments ranging from two to four bedrooms. The apartments were bought from a group of private investors in order to diversify the housing stock available to MHA. In recent years, concerns have arisen as to the structural integrity, curb appearance and financial stability of the Queen City Properties. In order to address these issues, the following steps are recommended.

A. List and prioritize extraordinary maintenance needs based on structural soundness and safety. MHA will conduct a site-by-site inspection of the Queen City properties to evaluate

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

any structural flaws or decay that would pose safety hazards to tenants or others. Should some sites warrant inspection by someone with expertise beyond MHA staff, the Director of Maintenance should explore availability of such service and inform the Executive Director as soon as possible as to the scope of work to be done and the expense.

B. **List and prioritize routine maintenance needs to enhance appearance and to inhibit structural aging.** MHA will list each observation of flaws or decay that would pose safety hazards and take immediate steps to remedy the problems. Again, the scope of repairs should be within the skill levels of present staff. Repairs should be made as soon as observations are confirmed by the Director of Maintenance as to possible safety hazards.

C. **Seek immediate financial help to accomplish extraordinary maintenance.** A complete list of repairs which would enhance the appearance of the properties should be compiled. Each repair proposed should have a cost estimate and time line. These repairs would then be prioritized by the Director of Maintenance.

D. **Explore opportunities to sell the properties in whole or in part.** A thorough analysis of income and expenses should be conducted immediately. At least the last twelve months should be analyzed on a line-item basis. In order to determine any trend information it may be necessary to go further back in time. Our accounting staff should be able to provide this information. If not, Maintenance should be asked to assist.

E. **Pursue alternative allocation and/or elimination of expenses in order to reach a positive cash flow status.** Information regarding rent levels and the comparability to the general market rents should be compiled and analyzed immediately. The primary goal of this comparison would be to identify any opportunities to raise rents. The Queen City Manager should be able to gather most or all of this information. Options available to market different sites as some form of "specialty" site should be explored. Some factors which could qualify a site include location of the site to a facility, (schools, hospitals, etc.) or the overall perception that it is a more desirable location and should generate higher rental income. MHA may also wish to explore the possibility of making some sites or units available to various health-care providers or other social service concerns as a means of providing a service they need if the opportunity to generate higher rent levels exists.

F. **Explore areas in which Queen City, as a separate entity, could pursue other funding and/or non-rental income.** MHA staff will become familiar with the current tax credits that may be available for these properties in the event we sell them or bring in new partners. One goal of these steps is to identify the work needed to maximize the market appeal of the Queen City properties and the expense associated with that work. The other goal is to evaluate the overall financial health of the properties and explore ways of improving that health. Should these issues prove to be beyond the limit of commitment the Authority wishes to make then we must explore ways of ridding ourselves of these sites.

Recommendation 6

Employ an Executive Director (implemented) who

a. will lead the organization with integrity, vision and compassion
b. can communicate with all MHA publics
c. is regulatory aware and fiscally sensitive
d. has a proven managerial and administrative ability
e. demonstrates interpersonal finesse and commitment to team work
f. has experience in urban panning and/or development

No single relationship in the Authority is as important as the one between the board and its chief executive officer. All truly effective organizations have a strong Executive Director and a strong board who negotiate the proper boundaries between administration and policy-making in a spirit of candor, goodwill and open communication. When the relationship between board and executive director is well conceived, it can set the stage for effective governance and management of the Authority.

The Board of Commissioners of MHA believes that the purpose of the executive director position is to provide the leadership and management of the planning, organizing, staffing, director and control functions of the agency. The executive director must also interpret and implement policies approved by the board and is responsible for the administration of board policies. Based on this purpose, the Commissioners believe that there are areas of special competence that should be reflected in the performance of a highly qualified Executive Director. These competencies include, but are not limited to: vision and foresight, communications, leadership, good planning skills, high organizational and administrative ability, keen regulatory awareness, acute fiscal sensitivity, refined interpersonal finesses, compassion for staff and clients, and a sense of humor. In addition, the Commissioners expect the Executive Director to understand and implement the change process through consistent planning.

Based on these beliefs, the Board of Commissioners initiated a nationwide search under the direction of a search committee employed an Executive Director on March 6, 2000

Annual PHA Plan PHA Fiscal Year 2003 [24 CFR Part 903.7]**Annual Plan Type:**Select which type of Annual Plan the PHA will submit.X **Standard Plan Streamlined Plan:** ☐ **High Performing PHA** ☐ **Small Agency (<250 Public Housing Units)** ☐ **Administering Section 8 Only** ☐ **Troubled Agency Plan** **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.MHA has applied for a HOPE VI Revitalization Grant to rebuild the Victory Village community during the fiscal year. We are applying for approval to demolish J.T. Davis Court during this fiscal year and plan to apply for the demolition of Frank Berry Court during the later part of fiscal year 2003. Additionally, MHA is in the process of exploring various funding options to ensure the demolition and redevelopment of the above-mentioned sites. These option include the possibility of issuing bonds, securing tax credits and developing partnerships with other viable funding sources, to provide financial assistance with many of our capital projects.

Maintenance and Housing Operation departments are updating the MHA Maintenance Plan and ACOP to ensure currency of policies and procedures. We plan to establish our HCV program and reach 100% lease up before the end of FY2003 and plan to apply for additional vouchers to meet our current affordable housing demands.

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:

X Admissions Policy for Deconcentration Attachment **ms004a01**
X FY 2003 Capital Fund Program Annual Statement Attachment **ms004e01**
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
X FY 2003 Capital Fund Program 5 Year Action Plan Attachments **ms004e01**; **ms004f01**
☐ Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☐ 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**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Setion 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable	Annual Plan: Conversion of Public Housing

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
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.

Table Library

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2731 (15%)	5	5	5	4	4	3
Income >30% but <=50% of AMI	2837 (16%)	4	5	4	3	4	3
Income >50% but <80% of AMI	2079 (11%)	3	4	4	3	3	2
Elderly	2908 (17%)	4	5	4	3	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Black(non-Hispanic)	7,050 (40%)	3	3	4	3	2	2
Race/Ethnicity White	10,222 (58%)	2	2	3	3	2	2
Race/Ethnicity Others	353 (2%)	3	3	3	3	2	2
Race/Ethnicity							

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

X Consolidated Plan of the Jurisdiction/s
Indicate year: 2001 - 2005

X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

X Other sources: (list and indicate year of information)
An Analysis of the Authority's Developments: A Profile of the City of Meridian

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.

Table Library

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☐ Public Housing
X Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	738		6% +/- 1%
Extremely low income <=30% AMI	590	80	
Very low income (>30% but <=50% AMI)	103	14	
Low income (>50% but <80% AMI)	44	6	
Families with children	647	87.67	
Elderly families	19	2.58	
Families with Disabilities	70	9.49	
Race/ethnicity Black	668	90.6	
Race/ethnicity White	70	9.49	
Race/ethnicity Other	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	141	37.01	31
2 BR	137	35.96	41
3 BR	86	22.58	24
4 BR	16	4.20	5
5 BR	1	0.27	1
5+ BR	0	0	0

Is the waiting list closed (select one)? X No Yes
If yes:

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

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

Table Library

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

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

X Apply for additional section 8 units should they become available
X Leverage affordable housing resources in the community through the creation of mixed - finance housing
X 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

X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
x Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
X Employ admissions preferences aimed at families with economic hardships
X 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

X Employ admissions preferences aimed at families who are working
X Adopt rent policies to support and encourage work
X Other: (list below)
Adhere to marketing strategies developed in MHA's Income Mix and Deconcentration Policy

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

X Seek designation of public housing for the elderly
X Apply for special-purpose vouchers targeted to the elderly, should they become available
X Other: (list below)
Develop and establish elderly preferences

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

Table Library

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

X Affirmatively market to races/ethnicities shown to have disproportionate housing needs

☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

X Market the section 8 program to owners outside of areas of poverty /minority concentrations

X Other: (list below)
Conduct at least two landlord outreach activities per year

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:

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

Table Library

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 2002 grants)**	**7,003,051**	
a) Public Housing Operating Fund	3,125,006	
b) Public Housing Capital Fund	2,393,383	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	1,112,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	318,662	
g) Resident Opportunity and Self-Sufficiency Grants	54,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) Total Grants	**5,911,049**	
Capital Fund 501-01	1,764,707	PH Capital Improvements
Capital Fund 501-02	1,804,427	PH Capital Improvements
Development MS4017	1,089,511	Scattered Site Development
Demolition MS26RD004D101	1,112,000	Demolish Existing Units
ROSS P0019	26,137	Service Coordinator
ROSS P0026	53,175	Service Coordinator
ROSS P0173	61,092	Service Coordinator
3. Public Housing Dwelling Rental Income	2,239,504	PH Operations
4. Other income (list below)	440,292	
Excess utilities	142,110	PH Operations
Interest	112,645	PH Operations
Section 8 Admin Fees	85,372	Section 8 Operations
Other Income	100,165	PH Operations
5. Non-federal sources (list below)	0.00	
6. Reserves	1,940,790	Other

Table Library

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Total resources	17,974,978	PHA Operations

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)

X When families are within a certain number of being offered a unit: 10 (state number)

X When families are within a certain time of being offered a unit: 2 months (state time)

X Other: In order to maintain a low vacancy and turn around time rate MHA is beginning the verification process at the time of application.

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

X Criminal or Drug-related activity

X Rental history

X Housekeeping

X Other (describe) credit reports, personal references, MAHRO list/ debt to other subsidized housing agencies.

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

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

e. ☐ Yes X 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)

X Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☐ Other (describe)

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

X PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

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)

X One
☐ Two
☐ Three or More

b. X 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:

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
X Emergencies
X Overhoused
X Underhoused
X Medical justification
X Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences
1. X 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:
X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
X Victims of domestic violence
X Substandard housing
X Homelessness
X 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
X Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

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

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

Date and Time

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

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

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
X 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)
X The PHA-resident lease
X The PHA's Admissions and (Continued) Occupancy policy
X PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
X At an annual reexamination and lease renewal
X Any time family composition changes

Table Library

X At family request for revision
X Other (list)

(6) Deconcentration and Income Mixing

a. X 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. X 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:

X 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 X 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 (list below)

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
X List (any applicable) developments below:

Table Library

MS004-001 Highway Village
MS004-002 Frank Berry Courts

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
X List (any applicable) developments below:
MS004-013 Sowashee Courts
MS004-014 Development 14 (Scattered Sites)

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)

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

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

d. Yes X 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)

X 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)

X 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)
X PHA main administrative office
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:
Voucher holder has been hospitalized during the initial 60-day period
Owner is completiong required repairs so that the unit will pass HQS inspection.
Provide accommodations for participant with a disability.

(4) Admissions Preferences

a. Income targeting

☐ Yes X 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 X 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) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in 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) (list below)

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)

X 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?

X 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)

X 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
X $1-$25
☐ $26-$50

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

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

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

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

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

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

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments

Table Library

X 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
X At family option
X 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)_____
X Other (list below)
Any change of income must be reported to management.

g. ☐ Yes X 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.)

X The section 8 rent reasonableness study of comparable housing
X Survey of rents listed in local newspaper
X Survey of similar unassisted units in the neighborhood
X Other (list/describe below)
Review of tenant incomes at each site.

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 below100% of FMR
☐ 100% of FMR
X Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

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

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

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

X 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)

X Success rates of assisted families
X Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

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

☐ $0
X $1-$25
☐ $26-$50

b. ☐ Yes X 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)

X 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	1,297	6% +/- 1%
Section 8 Vouchers	148	0
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section	N/A	N/A

8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	1,297	0
ROSS Service Coordinator	660	5%
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
- Admissions and Continued Occupancy Policies
- MHA Personnel Policies
- Maintenance Policy
- Pest Control Policy

(2) Section 8 Management: (list below)
- Administrative Plan
- Personnel Policies

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 X 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)

X PHA main administrative office
2425 E. Street, PO. Box 870, Meridian, MS 39302- 0870

X PHA development management offices

☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes X 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)

X PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **ms004b01; ms004c01; ms004d01; ms004e01** (FY 2003 Capital Fund Program Annual Statement.)

-or-

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

Table Library

(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. X 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:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **ms004f01**

-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 X 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

X 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:

Victory Village, Frank Berry Courts and J.T. Davis Courts

Table Library

X 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:
Victory Village, Frank Berry Courts and J.T. Davis Courts

X 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:
MS004-017 Scattered Sites

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. X 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 X 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:Victory Village 1b. Development (project) number:MS004-005,007,009;
2. Activity type: Demolition X Disposition ☐
3. Application status (select one) Approved X (Victory Village) Submitted, pending approval ☐ Planned application
4. Date application approved, submitted, or planned for submission: February 20, 2001
5. Number of units affected: 148 6. Coverage of action (select one) ☐ Part of the development X Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2002

Table Library

b. Projected end date of activity: January 2004

Demolition/Disposition Activity Description
1a. Development name: J.T. Davis 1b. Development (project) number:MS004-008;
2. Activity type: Demolition X Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval X Planned application ☐
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 78 6. Coverage of action (select one) ☐ Part of the development X Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2002 b. Projected end date of activity:January 2006

Demolition/Disposition Activity Description
1a. Development name: Frank Berry Courts 1b. Development (project) number:MS004-002;
2. Activity type: Demolition X Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application X
4. Date application approved, submitted, or planned for submission: November 2003
5. Number of units affected: 113 6. Coverage of action (select one) ☐ Part of the development X Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2003 b. Projected end date of activity: January 2007

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. X 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 X 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: 8th Ave Scattered Site 1b. Development (project) number:MS004-011C
2. Designation type: Occupancy by only the elderly X Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (04/01/2001)
5. If approved, will this designation constitute a (select one) X New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) X Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Table Library

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 X 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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

Voluntary Conversion Initial Assessment completed April 2002

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. X 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 X 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:Scattered Sites MS004-017 1b. Development (project) number: MS004-017
2. Federal Program authority: ☐ HOPE I

X 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval X Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/01/2001)
5. Number of units affected: 25 6. Coverage of action: (select one) ☐ Part of the development X Total development

B. Section 8 Tenant Based Assistance

1. X 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:
We anticipate the goals and objects of the MHA (Housing Authority of the City of Meridian), Homeownership Program is as follows:

1. Provide low-income families in the City of Meridian and Lauderdale County with decent, safe and affordable housing, and to become self-sufficient.

   a. To Provide Homeownership opportunities to low income families.

   b. To increase the capacity of low income families to successfully maintain their homes and the mortgage through administering a counseling, educational training program to insure the success of each homebuyer.

   c. To assure the homebuyers commitment and capacity to assume the responsibilities of homeownership.

1. To produce a positive economic impact and promote Development in the Meridian community by:

   a. Improving the housing stock thru refurbishing substandard residential Property.

b. Locating new homebuyers in neighborhoods facing a transition from owner occupied to rent occupied units.

c. Expanding the capacity of families to have a stake in their neighborhood and to contribute to the economic growth to the community.

a. Size of Program

X 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
X 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes X 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:

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:

X 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? 09/01/2000

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

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

☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

X Public housing rent determination policies
X Public housing admissions policies
X Section 8 admissions policies
X Preference in admission to section 8 for certain public housing families
X 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

X 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)
ROSS Service Coordinator	*660*	*Specific criteria*	*Development office*	*Public housing*

Table Library

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
X Informing residents of new policy on admission and reexamination
X Actively notifying residents of new policy at times in addition to admission and reexamination.
X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
X 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)

X High incidence of violent and/or drug-related crime in some or all of the PHA's developments
X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
X Residents fearful for their safety and/or the safety of their children
X Observed lower-level crime, vandalism and/or graffiti
X 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).

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

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

Western Gardens, Eastern Gardens, Reece Courts, Sowashee Courts, Highway Village Frank Berry and Magnolia Courts

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)

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

2. Which developments are most affected? (list below)
Western Gardens, Eastern Gardens, Reece Courts, Sowashee Courts, Highway Village Frank Berry and Magnolia Courts

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
X 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
X 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)
Western Gardens, Eastern Gardens, Reece Courts, Sowashee Courts, Highway Village Frank Berry and Magnolia Courts

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X 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. X Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. X Yes ☐ No: Were there any findings as the result of that audit?
4. X Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. X 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 X No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
   Attached at Attachment (File name)
   Provided below:

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

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

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

The state of Mississippi is currently excluded from this requirement.

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

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

3. Description of Resident Election Process

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

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

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

☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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)

X 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.
X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
X 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)

D. Other Information Required by HUD

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

Attachments

Attachment ms004a01 contains the following information:

1) **Progress Report**
2) **Voluntary Conversion**
3) **Pet Policy**
4) **Membership of the MHA Resident Advisory Board**
5) **Homeownership Capacity Statement**
6) **Admissions Policy for Deconcentration**

ATTACHMENT – 1
ANNUAL PLAN PROGRESS REPORT (FOR FY2002)

The Housing Authority of the City of Meridian

Meridian, Mississippi

FY 2003
Annual Plan Progress Report
For Year Three – FY 2002

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: The Housing Authority of the City of Meridian

PHA Number: MS004

PHA Fiscal Year Beginning: 04/2002

PHA FISCAL YEAR 2002 - 2006

[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:

To provide affordable, decent, safe and sanitary housing with reasonable accommodations for eligible citizens of Meridian, Mississippi, and programs that promote self-sufficiency, empowerment and respect.

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: Maintain an annual public housing vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less by March 31, 2004.
  Progress Report - As of 12/31/02 the Meridian PHA has a vacancy rate of approximately 3.5%. (The demolition of Victory Village units are not included).
- ☐ 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: (PHMAP/PHAS score for 1999) 99.0. HUD will continue to recognize the MHA as a high performer with a PHAS score of 90% or greater with no single indicator with a score below C by March 31, 2004.

Progress Report - On 3/31/00, the Meridian PHA had an Advisory PHAS score of 73. A score of 84 was attained for 03/01/01 and we anticipate a similar score for 03/01/02.

☐ Improve voucher management: (SEMAP score)

☒ Increase customer satisfaction: achieve a satisfactory rating on the PHAS resident survey

Progress Report - As of 12/31/02, the Meridian HA has shown the following changes in our customer satisfaction scores of:

FY 2001:	FY 2002
Maintenance- 91%	Maintenance- 82.6%
Communication - 67%	Communication – 69.6%
Safety – 73%	Safety – 77.5%
Services – 90%	Services – 87.3%
Neighborhood Appearance – 59%	Neighborhood Appearance –61.8%

☒ Concentrate on efforts to improve specific management functions:

MHA will continue to provide training/cross training opportunities to staff within all departments.

Progress Report - This is an on-going objective. As of 12/31/02, the Meridian PHA has provided training/cross training in the following areas:

Housing Management	Cash Collections
Occupancy	Procurement
Accounting	Resident Services

MHA continues to provide additional training for the Accounting department in financial statements, budgets, and departmental budgeting. MHA has hired a Director of Finance and will implement procedures/accounting manual by March 31, 2004.

Progress Report - As of 12/31/02 the Meridian PHA has completed 100% of training in the following areas: understanding and implementing financial statements, budgets, and departmental budgeting. However, training of staff will continue to be a priority for MHA.
Financial Statements
Budgets

Departmental Budgeting

MHA will apply consistently the GAAP principles by March 31, 2004.
Progress Report - As of 3/31/02 the Meridian PHA has successfully completed, through its fee accountant, all aspects of GAAP conversion.

MHA upgrade its computer software and hardware by March 31, 2004.
Progress Report - MHA's computer software and hardware has been upgraded ahead of schedule.
MHA has met its goal to:

a) eliminate manual checking of time cards and install time clock.
b) install network digital copier with scanning capabilities .
c) install interdepartmental e-mail network .
d) implement site-based housing management.
e) review and study the long-term impact of the present salary schedule and employee benefits package.
f) MHA will improve its orientation process – Significant progress has been made in implementation.
g) all Department Heads will be involved in updating and revising MHA's Personnel Policy and Procedures Manual by March 31, 2002. – This activity is currently in progress and on schedule for completion.

☒ Renovate or modernize public housing units: March 2004
Progress Report – As of 12/31/02, the Meridian HA performed the following: MHA has conducted staff and resident training, including cross training within departments; installed playground equipment, and renovated managers offices & community centers.
Work still to be completed are: landscape at MS004-006, 010, and 011; roof replacement at MS 004-001; kitchen cabinets with assemblies at MS004-006; gutters & downspouts at MS004-006, 010, and 011; roof replacement at MS004-006, 010, and 011; replace exterior doors & frames at MS004-001, 006, 010, and 011; replace storm doors at MS004-006, 010, and 011; replace thresholds at MS004-001; replace appliances at MS004-013; electrical upgrades at MS004-013A has started with MS004-013B and C projected to be completed early FY 2004.

☒ Demolish or dispose of obsolete public housing: March 2004
Progress Report - In year one, the Meridian HA received a HOPE VI grant to demolish all units in Victory Village. To date, we are in the process of issuing RFPs for contract to do the work.

☒ Provide replacement public housing: March 2004
Progress Report – The Meridian PHA is applying for replacement units of public housing. The number will be determined in the near future.

☒ Provide replacement vouchers: March 2004

Progress Report - The Meridian PHA received 148 vouchers on 12/1/01.

☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

☒ Provide voucher mobility counseling: March 2004

Progress Report - The Meridian HA is in the process of providing voucher mobility counseling.

☒ Conduct outreach efforts to potential voucher landlords

Progress Report - In year one, the Meridian PHA has conducted outreach to potential landlords.

☒ Increase voucher payment standards

Progress Report - The Meridian HA currently reviewing voucher payment standards.

☐ Implement voucher homeownership program:

☒ Implement public housing or other homeownership programs: March 2004

Progress Report - The Meridian HA has purchased 9 properties for the purpose of homeownership, two of the above mentioned properties were sold leaving a total of seven houses to begin the home ownership program.

☐ Implement public housing site-based waiting lists:

☒ Convert public housing to vouchers: Review by March 2004

Progress Report The Meridian HA has converted 148 existing units of housing to vouchers in Victory Village.

☐ 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: At least twice a year during the next five years, MHA will offer rental specials such as one month rent-free. MHA will use the practice of skipping others on the waiting list to accomplish the deconcentration of poverty.

Progress Report –The Meridian HA has implemented for Western Gardens.

☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Progress Report – There has not been a significant opportunity to promote income mixing because 95% or more of all applicants are extremely low income.

☒ Implement public housing security improvements: MHA will reduce by 20% the overall Part I crime in developments by March 31, 2004.
MHA will reduce by 20% the overall Part II crime in the developments by March 31, 2004.

Progress Report - The Meridian PHA has experienced the following decrease in crime statistics for the period January 2001 to December 2001 (compared to the prior year).

Part I crimes: 38.4% decrease
Part II crimes: 20.5% decrease

During the period January 2002 to December 2002 crime rates have risen:

Part I 50%
Part II 50%

This rise in crime is directly attributed to the implementation of the GRIP reporting system established by the MHA contracted security consultant and residents now reporting crime more readily. In addition to the newly established reporting system, MHA has developed a more cooperative relationship with the local police department, which resulted in greater response to calls and subsequent arrests.

a) MHA plans has install fencing in 2 additional developments by March 31, 2004.

Progress Report - The Meridian PHA has installed iron fencing at Eastern Gardens, Western Gardens and Oakland Heights. Chain link fencing has been provided for resident living at our designated senior citizens site, to reduce crime and random act of vandalism.

b) MHA will expand its patrol service to include at least eight developments 4 times a week during evening hours by March 31, 2004.

Progress Report - The Meridian HA has expanded the hours of the patrol services at two sites – Eastern Gardens and Western Gardens. New Contract with Security firm began January 2002. MHA is considering expanding their hours even more. MHA is planning to provide 24 hour Patrols at for all properties during the weekend hours during FY 2003.

c) MHA will maintain a contract with non-profit agency such as Boys & Girls Club to provide recreation and other drug-free alternative activities:

Progress Report – MHA has entered into contractual or memorandums of agreements with seven non-profits:
Boys & Girls Club of Lauderdale County
Youth Excitement Team (YET)
East Central Planning and Development
Multi-County Community Service Organization

Experience Works (formerly Green Thumb)
East Mississippi State Hospital
Meridian Public Schools

d) MHA will increase by 20% the annual enrollment in the Resident Resource Center by March 31, 2004.

Progress Report - The Meridian PHA increased the enrollment in the resident Resource Center by an average daily attendance of 21 participants.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress Reports – The 9th Ave. development has been designated for elderly persons. Additionally, MHA is looking at it's non-profit organization to possibly apply for Section 202 or Section 811 housing in 2004.

☐ Other: (list below)

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

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

☒ Increase the number and percentage of employed persons in assisted families: MHA will continue to work with Meridian Community College to provide the "Jump Start" employability workshop for residents.

MHA will continue partnerships with community service agencies:

a) Multi-County Community Service Agency;
b) Experience Works (formerly Green Thumb);
c) East Central Planning and Development District;
d) Meridian Public School System.
e) Youth Empowerment Team

Progress Report - In year one, the Meridian PHA continued its partnerships with the above listed community service agencies.

☒ Provide or attract supportive services to improve assistance recipients' employability: MHA will continue to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training.

Progress Report - this objective is on-going and is continuously being accomplished.

MHA will continue to provide residents the opportunity to receive their GED and job training 4 days / week in the Resident Resource Center.

Progress Report - This activity is on-going and is continuously being accomplished. MHA has instituted an 18 month resident training program. Three residents are currently receiving OJT as office assistants.

MHA will continue to partner with Meridian Community College who provides trained staff for the Resident Resource Center.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities: MHA will continue to apply annually for EDSS and/or Senior Service Coordinator funds available.

Progress Report – MHA was awarded Senior Service Coordinator grants in FY99, FY2000, FY2001and FY2002.

MHA will continue to partner with the following agencies in providing programs to assist elderly and disabled families in continuous independent living:

1. Multi-County Community Service Agency;
2. East Central Planning and Development District
3. Experience Works.

Progress Report - The Meridian HA continued to partner with these agencies.

☐ 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:

Progress Report - This is an on-going objective which is continuously being accomplished.

☒ 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:

Progress Report - This is an on-going objective which is continuously being accomplished.

☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

☐ Other: (list below)

ATTACHMENT – 2
VOLUNTARY CONVERSION INITIAL ASSESSMENT

TABLE OF CONTENTS

1. Summary

2. Determination of requirement for initial assessment:

3. PHA Wide Development Analysis
   - Overhead Analysis
   - Section 8 Analysis
   - Conversion Analysis
   - Certification

4. Individual Development Analysis

SUMMARY

The voluntary conversion initial assessment for the Meridian Housing Authority contains the supporting documents of this process. These requirements are based on regulations found in 24 CFR, Part 972 of the Federal Register Rules and Regulations. The assessments are a direct reflection of the cost to maintain and operate each development of the Authority compared to the cost to provide tenant or project based assistance.

This assessment consists of a combination of data collection and analysis of data provided by the Authority. These include a review of the CFP 5-Year Action Plan, management interviews, the Authority's financial data schedule and other documents necessary for the assessment. The data collected from this process was analyzed and formulated to determine the appropriateness of conversion for each development. Note that some developments may be excluded from this assessment if they fall under one of the four exemptions. These exemptions are: 1) subject to required conversion 2) subject to demolition 3) awarded a Hope VI grant or, 4) designated elderly or for persons with disabilities.

The following sections comprise the conversion assessment:

- **Overhead Analysis -** Data incorporating expenses and cost of the Authority to calculate the overhead per unit.

- **Section 8 Analysis -** Data incorporating expenses and cost of the Authority or an Authority in the surrounding area to calculate the cost per voucher.

- **Total Monthly Unit Cost Per Development -** Data that illustrates the cost of future renovations added to the overhead per unit.

- **Conversion Analysis -** Data that compares and demonstrates the cost differences between conventional housing per development and tenant based assistance.

- **Certification –** Signature of official that certifies the position on the conversion per development and PHA wide.

The results of this report can be used to declare and certify the Authority's position on voluntary conversion. This report is an overall initial assessment and is non-binding. The calculations and

formulas used in this assessment were derived by HUD in interpretation of the final rule as published in the Federal Register on voluntary conversion as of August 22, 2001.

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

HOUSING AUTHORITY OF THE CITY OF MERIDIAN, MISSISSIPPI

Determination of requirement for initial assessment:

This assessment must be completed once for each the authority's developments, unless the development falls under one of the four following categories:

1. The development has already been determined to be subject to mandatory conversion under 24 CFR part 971;
2. The development is the subject of an application for demolition or disposition that has not been disapproved by HUD;
3. The development has been awarded a HOPE VI revitalization grant; or
4. The development is designated for occupancy by the elderly and/or persons with disabilities (i.e., is not a general occupancy development).

Please complete this table for all developments of your PHA to determine if an initial assessment is required.

**** If any question is answered yes, development is exempt from the voluntary conversion requirements.***

DEV. NUMBER	DEVELOPMENT NAME	* IS THE DEV. SUBJECT TO MANDITORY CONVERSION?	* IS A DEMOLITION APPLICATION PENDING?	* IS THE DEV. DESIGNATED ELDERLY/ DISABLED?	* DEV. HAS HOPE VI APPROVED?	IS DEV. EXEMPT?
MS004001	Highway Village	No	No	No	No	No
MS004002	Frank Berry Courts	No	No	No	No	No
MS004003	Mountain View Village	No	No	No	No	No
MS004004	George Reese Courts	No	No	No	No	No
MS004005	Victory Village	N/A	N/A	N/A	Yes	Yes
MS004006	Magnolia Park Court	No	No	No	No	No
MS004007	Victory Village Addition	N/A	N/A	N/A	Yes	Yes
MS004008	J.T. Davis Courts	No	No	No	No	No
MS004009	Victory Village Addition 2	N/A	N/A	N/A	Yes	Yes
MS004010A	Scattered Sites	No	No	No	No	No
MS004010B	Scattered Sites	No	No	No	No	No
MS004010C	Scattered Sites	No	No	No	No	No
MS00401D	Scattered Sites	No	No	No	No	No

MS004010F	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004011A	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004011B	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004011C	*Scattered Sites*	*No*	*No*	*Yes*	*No*	*Yes*
MS004011D	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004012A	*Western Gardens*	*No*	*No*	*No*	*No*	*No*
MS004012B	*Eastern Gardens*	*No*	*No*	*No*	*No*	*No*
MS004012C	*Oakland Heights Gardens*	*No*	*No*	*No*	*No*	*No*
MS004013	*Sowashee Courts*	*No*	*No*	*No*	*No*	*No*
MS004014A	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004014B	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004014C	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*
MS004014D	*Scattered Sites*	*No*	*No*	*No*	*No*	*No*

Complete an individual development analysis for each development not exempt.

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER MS004: PHA WIDE DEVELOPMENT ANALYSIS

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
1. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 2. Will principally benefit the residents of the public housing development to be converted and the community; and 3. Will not adversely affect the availability of affordable housing in the community.

4. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

5. Is Line 1b higher? Yes **X** No____

Cost to maintain/operate units per month	$ 315.69
Cost to provide Section 8 Voucher	$ 384.19
(Cost) or Savings to Provide Section 8	$ 68.50

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. *Would the conversion of this public housing development principally benefit the residents of this development and the community?* *YES____* *NO* ***X***

a. *Would the conversion adversely affect the availability of affordable housing in the community? Yes* ***X*** *No_____*

Comments:

The amount of low-income housing is currently insufficient as evidenced by the PH waiting list.

b. *Would the conversion provide the development residents with better housing choices? Yes____No* ***X***

Comments:

There is an ample supply of better quality, affordable private rental units in the community.

1. *Would the conversion help to de-concentrate low-income families in the community?*
   *Yes____ No **X***

   Comments:

   There is no evidence to suggest that higher income residents would move in to converted units.

d. *Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes _____ No **X***

   Comments:

   Sell older units on prime real estate and rebuild up-to-date units in more economical areas, may be feasible in conjunction with a new housing 'homeownwership program'.

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. *Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO **X***

   Comments:

   Lack of affordable units in the area, long waiting lists for all affordable units, lack of vacancies in affordable units.

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ *Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.*

__X__ *Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.*

_____ _____

Signature of Executive Director *Date*

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis

Required Initial Assessment

DEVELOPMENT NUMBER: MS004001 Highway Village

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
1. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 2. Will principally benefit the residents of the public housing development to be converted and the community; and 3. Will not adversely affect the availability of affordable housing in the community.

4. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

   b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

   c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004002 Frank Berry Courts

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
5. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 6. Will principally benefit the residents of the public housing development to be converted and the community; and 7. Will not adversely affect the availability of affordable housing in the community.

8. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

   b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided

by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004003 Mountain View Village

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
9. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 10. Will principally benefit the residents of the public housing development to be converted and the community; and 11. Will not adversely affect the availability of affordable housing in the community.

12. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004004 George Reese Courts

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
13. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 14. Will principally benefit the residents of the public housing development to be converted and the community; and 15. Will not adversely affect the availability of affordable housing in the community.

16. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004006 Magnolia Park Court

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
17. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 18. Will principally benefit the residents of the public housing development to be converted and the community; and 19. Will not adversely affect the availability of affordable housing in the community.

1. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004008 J.T. Davis Courts

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:

20. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 21. Will principally benefit the residents of the public housing development to be converted and the community; and 22. Will not adversely affect the availability of affordable housing in the community.

23. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004010A Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
24. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 25. Will principally benefit the residents of the public housing development to be converted and the community; and 26. Will not adversely affect the availability of affordable housing in the community.

27. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004010B Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
28. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 29. Will principally benefit the residents of the public housing development to be converted and the community; and 30. Will not adversely affect the availability of affordable housing in the community.

1.Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004010C Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
31. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 32. Will principally benefit the residents of the public housing development to be converted and the community; and 33. Will not adversely affect the availability of affordable housing in the community.

1.Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004010D Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
34. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 35. Will principally benefit the residents of the public housing development to be converted and the community; and 36. Will not adversely affect the availability of affordable housing in the community.

37. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004010F Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:

38. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 39. Will principally benefit the residents of the public housing development to be converted and the community; and 40. Will not adversely affect the availability of affordable housing in the community.

41. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004011A Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
42. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 43. Will principally benefit the residents of the public housing development to be converted and the community; and 44. Will not adversely affect the availability of affordable housing in the community.

45. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004011B Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
46. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 47. Will principally benefit the residents of the public housing development to be converted and the community; and 48. Will not adversely affect the availability of affordable housing in the community.

49. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004011D Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
50. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 51. Will principally benefit the residents of the public housing development to be converted and the community; and 52. Will not adversely affect the availability of affordable housing in the community.

53. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004012A Western Gardens

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
54. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 55. Will principally benefit the residents of the public housing development to be converted and the community; and 56. Will not adversely affect the availability of affordable housing in the community.

57. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004012B Eastern Gardens

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
58. Will not be more expensive than continuing to operate the development (or portion of it) as public housing;

59. Will principally benefit the residents of the public housing development to be converted and the community; and 60. Will not adversely affect the availability of affordable housing in the community.

61. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004012C Oakland Heights Gardens

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
62. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 63. Will principally benefit the residents of the public housing development to be converted and the community; and 64. Will not adversely affect the availability of affordable housing in the community.

65. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004013 Sowashee Courts

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
66. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 67. Will principally benefit the residents of the public housing development to be converted and the community; and 68. Will not adversely affect the availability of affordable housing in the community.

69. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004014A Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
70. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 71. Will principally benefit the residents of the public housing development to be converted and the community; and 72. Will not adversely affect the availability of affordable housing in the community.

73. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided

by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004014B Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
74. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 75. Will principally benefit the residents of the public housing development to be converted and the community; and 76. Will not adversely affect the availability of affordable housing in the community.

77. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004014C Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
78. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 79. Will principally benefit the residents of the public housing development to be converted and the community; and 80. Will not adversely affect the availability of affordable housing in the community.

81. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

DEVELOPMENT NUMBER: MS004014D Scattered Sites

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
82. Will not be more expensive than continuing to operate the development (or portion of it) as public housing; 83. Will principally benefit the residents of the public housing development to be converted and the community; and 84. Will not adversely affect the availability of affordable housing in the community.

1. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: $4,913,435.09 (PUM) $315.69

b. Section 8 HUD 52681, Line 30 $1,659,725.05 divided by Line 11: 4,320 = avg. unit cost $384.19

c. Is Line 1b higher? Yes **X** No____

Line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion.

ATTACHMENT – 3
PET POLICY

ADOPTED: June 2001 **EFECTIVE: June 2001**
UPDATED:

THE HOUSING AUTHORITY OF THE CITY OF MERIDIAN
2425 E STREET * P.O. BOX 870
MERIDIAN, MS 39302-0870

PET POLICY

The Pet Rules and Regulations for The Housing Authority of the City of Meridian are developed in accordance with the HUD regulations published in the Federal Register on July 10, 2000.

Pet Rules for The Housing Authority of the City of Meridian are incorporated into this policy. The rules adopted by this Authority are reasonably related to the legitimate interest of The Housing Authority of the City of Meridian including:

MHA's interest in providing decent, safe and sanitary living environment for existing and prospective Residents;

Protecting and preserving the physical condition of the Development Site; and

MHA's financial interest in the Development Site.

The Housing Authority of the City of Meridian shall permit the maintenance of a domesticated household pet by residents who currently reside or will reside in Development Sites currently under management by The Housing Authority of the City of Meridian.

I. SELECTION CRITERIA

Prior to a pet being accepted for keeping in a dwelling unit within The Housing Authority of the City of Meridian's Development Sites, the proposed owner must prepare and submit an "APPLICATION TO KEEP A PET" to The Housing Authority of the City of Meridian. The Resident/Pet Owner and The Housing Authority of the City of Meridian must also enter into a "PET AGREEMENT".
In addition to executing the Agreement, the Resident/Pet Owner must provide to The Housing Authority of the City of Meridian, a completed "VETERINARIAN'S CERTIFICATE" which will serve as proof of the proposed pet's health, suitability, and acceptability in accordance with the "Provisions for Acceptability" as outlined below.

Pets are NOT allowed onto the Development Site premises until the Resident/Pet Owner has properly registered the pet with The Housing Authority of the City of Meridian; and the said registration is in compliance with the "Provisions for Acceptability" as outlined below.

II. PROVISIONS FOR ACCEPTABILITY

A. REGISTRATION INCLUDES THE FOLLOWING:

1. Certificate signed by a licensed veterinarian or designated State or Local Authority or agent, stating that the pet has received all inoculations required by State or Local Law.
2. Statement signed by a licensed veterinarian that the animal is in good health, has no communicable diseases or pests and, in the case of dogs and cats, is spayed or neutered by the age of six (6) months. Cats must also be declawed by the age of six (6) months.
3. Two "Pet Owner's Emergency Absence Agreement" forms signed by designated persons who will assume full responsibility for the pet in case the owner dies, is incapacitated, or unable to care for the pet. The forms must be notarized and include the name, address, and phone number of the designated Responsible Parties.
4. Execution of a "PET AGREEMENT" stating that the Resident accepts complete responsibility for the care and cleaning of the pet and acknowledges the applicable rules.
5. Pet must be licensed in accordance with applicable State and Local Laws and Regulations.
6. This Pet Registration Process must be updated every year and will be coordinated with the Annual Reexamination date scheduled for the Resident/Pet Owner's Development Site. Approval for the keeping of a pet shall not be extended until the requirements specified above have been met, and in no event will approval of other than common household pets be granted.
7. A picture of your pet will be required for identification purposes.

B. DISAPPROVAL:

The Housing Authority of the City of Meridian shall refuse to register a proposed pet if:

1. The pet is not considered a domesticated pet as identified more specifically in this policy.

2. The Resident/Pet Owner fails to provide complete pet registration information.

3. The Resident/Pet Owner fails to update the annual registration as required each year.

4. The Housing Authority of the City of Meridian reasonably determines, based on the Resident's/Pet Owner's habits and practices, that the Resident/Pet Owner will be unable to keep the pet in compliance with the Pet Rules and other obligations specified in the Dwelling Lease. The pet's temperament may be considered as a factor in determining the prospective Resident's/Pet Owner's ability to comply with the Pet Rules and other obligations specified in the Dwelling Lease.

C. PET GUIDELINES:

Only ONE (1) pet (one dog, one cat, one bird, or one fish aquarium) per household will be accepted as long as the proposed pet meets the spec~fled criteria outlined below.

1. DOGS

Maximum ADULT weight -25 pounds
Maximum ADULT height .15 inches
Must be housebroken
Must be spayed or neutered by six (6) months of age
Must have all required inoculations
Must be licensed as specified by State and/or Local Ordinance

2. CATS

Must be declawed by six (6) months of age
Must be spayed or neutered by six (6) months of age
Must have all required inoculations
Must be trained to use a litter box or other waste receptacle
Must be licensed as specified by State or Local Ordinance

3. BIRDS
   Must NOT exceed 10 pounds
   Must be enclosed inside a cage at all times

4. FISH
   Maximum aquarium size -20 gallons
   Aquarium must be maintained and on an approved stand

NO EXOTIC PETS SHALL BE ALLOWED (SUCH 14S SNAKES, MONKEYS, RODENTS, ETC)

III. FINANCIAL OBLIGATIONS - RESIDENT/PET OWNER

A. PET DEPOSIT:

Upon Management's approval for the proposed pet to reside in the Resident's/Pet Owner's apartment, he and/or she shall be required to pay to MHA a refundable pet deposit in the amount of One Hundred Fifty Dollars ($150.00) for the purpose of defraying all reasonable costs directly attributable to the presence of the approved pet.

Residents/Pet Owners shall be required to pay MHA a non-refundable nominal fee of Fifty Dollars ($50.00) to cover reasonable operating costs to the development related to the presence of pets.

The Pet Deposit shall be refunded when the Resident/Pet Owner moves out or when the Resident/Pet Owner no longer keeps a pet in his/her dwelling unit, whichever is earlier as long as there are no other outstanding expenses owed.

The MHA reserves the right to change or increase the required deposit by amendment to these rules.

A. OTHER EXPENSES:

The Resident's/Pet Owner's liability for damages caused by his or her pet is not limited to the amount of the pet deposit; and, while the Resident/Pet Owner is in possession of his/her dwelling unit, will be required to reimburse the MHA for the real cost of any and all damages caused by his or her pet.

All reasonable expenses incurred by the MHA as the result of damages directly attributable to the presence of the pet in the dwelling unit shall be the responsibility of the Resident/Pet Owner including:

-Cost of repairs and replacements to the Resident's/Pet Owner's dwelling unit
-Cost of fumigation of Resident's/Pet Owner's dwelling unit

Expenses resulting from a move-out inspection shall be deducted from the pet deposit, and/or the Security Deposit. The Resident/Pet Owner shall be billed for any balance due if the pet deposit and/or security deposit does not cover the full amount of such expenses.

Legal fees to recover unpaid costs or expenses may be commenced if a properly prepared and outlined invoice is not honored.

IV. PET RULES

A. Pets must be maintained within the Resident's/Pet Owner's dwelling unit. When outside the apartment, dogs and cats must be kept on a leash or carried. Pets must be under the control of the Resident/Pet Owner AT ALL TIMES. The pet must be fed and watered inside the dwelling unit; and no pet food or water may be left outside the dwelling unit at any time. This rule applies to ALL pets.

B. Dogs should be walked (always on a leash) and curbed away from the buildings and common walking areas. Resident/Pet Owner must carry a scoop and plastic bag when walking the pet and must clean up after the pet by placing waste in a sealed plastic bag and placing bag in a dump site or other MHA specified garbage areas on the grounds of the Development Site. Under no circumstance will the pet be allowed to go near the shrubbery and/or trees located on the Development Site.

C. Litter Box Requirements for Cats:

-Litter from litter boxes shall be disposed of in sealed plastic trash bags and placed in a dump site or other MHA specified garbage area on the grounds of the Development Site.

-Litter shall be changed at least twice weekly and waste shall be separated from the litter daily.

-Litter shall not be disposed of by being flushed through a toilet. Charges for unclogging the toilet due to the improper disposal of pet waste shall be billed to the Resident/Pet Owner.

-Litter boxes shall be kept INSIDE the Resident/Pet Owner's dwelling unit at all times.

D. Resident/Pet Owners shall assume sole responsibility for liability arising from any injury sustained by any person attributable to their pet.

E. Resident/Pet Owners agrees to control the noise of his/her pet so that such noise does not constitute a nuisance to other tenants or interrupt their peaceful enjoyment of their dwelling units. Failure to control pet noise will result in the removal of the pet from the premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

F. Any pet that causes bodily injury to a Resident, Guest, Staff Member, or other authorized person on the premises, shall be immediately and permanently removed from the premises without prior notification.

G. No pet shall be left unattended in any apartment for a period in excess of eight (8) hours (except fish).

H. Resident/Pet Owner must be aware and recognize other residents may have chemical sensitivities or allergies related to pets or may be easily frightened and/or disoriented by animals. The Resident/Pet Owner agrees to exercise common sense and common courtesy with the respect to such other Residents' right to the peaceful and quiet enjoyment of common areas and his/her apartment.

I. All Resident/Pet Owners shall be responsible for adequate care, nutrition, exercise, and medical attention for his/her pet.

J. Resident/Pet Owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. All dogs and cats must wear both a flea and tick collar.

L. Visiting pets, as well as pets of visitors, shall not allowed.

M. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the MHA.

N. The expense of treating infestations of fleas, ticks, and other pests in the Resident/Pet Owner's apartment shall be the responsibility of the Resident/Pet Owner.

0. A pet tag furnished by the Resident/Pet Owner must be worn by dogs and cats at all times identifying the pet owner and his/her apartment number.

P. Resident/Pet Owner shall not alter their dwelling unit, patio, or any other areas on the Development Site to create an enclosure for the animal.

Q. If an approved pet gives birth to a litter, the Resident/Pet Owner shall move all pets from the premises except the one registered with MHA.

V. PET RULE VIOLATIONS

A. **NOTICE OF VIOLATION**:

If a determination is made, on objective facts supported by written statements, that a Resident/Pet Owner has violated a rule, written notice will be issued to the Resident/Pet Owner.

The Resident/Pet Owner has ten (10) days from the effective date of the written notice to correct the violation or make written request for a meeting to discuss the violation.

The Resident/Pet Owner is entitled to be accompanied by another person of his or her choice at the meeting.

The Resident/Pet Owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate tenancy.

B. **VIOLATION MEETING:**

If the Resident/Pet Owner requests a meeting, within the ten (10) day time period, the MHA Manager will establish a mutually agreeable time and place for the meeting.

The meeting will be scheduled no later than fifteen (15) days from the effective date of the written notice regarding the pet rule violation, unless the Resident/Pet Owner agrees to a later date.

As a result of the meeting, The Housing Authority of the City of Meridian may give the Resident/Pet Owner additional time to correct the violation.

VI. NOTICE OF PET REMOVAL

A. **IN THE CASE OF FAILURE TO CORRECT A VIOLATION**:

If the Resident/Pet Owner fails to correct the violation, The Housing Authority of the City of Meridian may serve notice to the Resident/Pet Owner to remove the pet. In this case, the pet must be removed from the premises within 10 days after the effective date of the notice.

If the Resident/Pet Owner fails to remove the pet within the time period specified, The Housing Authority of the City of Meridian may initiate procedures to terminate the Resident/Pet Owner's tenancy.

B. **IN THE CASE OF INCAPACITY, DEATH, OR NEGLECT:**

If the health or safety of the pet is threatened by the death or incapacity of the Resident/Pet Owner, or by other factors that render the Resident/Pet Owner unable to care for the pet, (such as but not limited to: pets which appear to be poorly cared for or which are left unattended for longer than eight (8) hours) the designated Responsible Party will be contacted by Management.

If the designated Responsible Party is unable or unwilling to care for the pet or if Management, despite reasonable efforts, has been unable to contact the Responsible Party (s), The Housing Authority of the City of Meridian may contact the appropriate State or Local Authority and request the removal of the pet.

ATTACHMENT - 4
MEMBERSHIP OF THE MHA RESIDENT ADVISORY BOARD

Board Member	Title	Appointment Date	Term
Vicki Whitehead	President	January 2002*	2 years
Porter Amos	Vice President	January 2002*	2 years
Bridgett Gibbs	Secretary	January 2002	2 years
Sharon Baskins	Treasurer	January 2002	2 years

Date of next board election: January 2004
Does the organization have block captains? No
Does the organization have an operating committee? Yes
*Note: Ms. Whitehead was elected Vice President during the 2002 election and Ms. Patricia Jackson was elected President. Ms. Jackson had to resign the Presidency effective November 2002 for personal reasons and Ms. Whitehead assumed the position effective November 2002. Ms. Whitehead appointed Mr. Amos to complete her term as Vice President.

ATTACHMENT - 5
HOMEOWNERSHIP CAPACITY STATEMENT

Meridian Housing Authority (MHA) was chartered by the State of Mississippi in 1940. It has a long, rich history of accomplishments and service to the Meridian Community. Meridian Housing Authority is an important and necessary public agency. The agency operates 1,297 conventional housing units throughout the city housing with more than 3,000 people or approximately 8% of the city's population. More than half of MHA's residents are children, with 89% under the age of 14. Meridian Housing Authority's annual budget for fiscal year 1999-2000 was almost $9 million. The five-member Board of Commissioners is appointed by the Mayor of Meridian and are confirmed by the City Council.

In May 1999, the administrative staff of MHA moved into a new 10,458 square foot facility after 59 years in the previous location. The new building is located on three acres adjacent to MHA's Mountain View Village. The Central Office contains 15 individual offices, 4 file rooms, an information systems office and a 75-seat community/training room.

Currently, MHA has 75 employees divided equally between administration and maintenance. Many programs and services are offered and supported by the Authority for residents of all ages, such as the Greater Meridian Health Clinic, Boys and Girls Clubs of Meridian, After-Hours Tutorial Program, Multi-County Community Services Agency, and Experience Works. A new program, *Parents as Teachers*, has recently been developed and implemented as a partnership between MHA and the Meridian Public Schools. Program services for residents with children 11 months old or younger include personal visits by a certified parent educator, group meetings, developmental screenings and information about community resources.

There has also been a concentrated effort to improve the Authority's apartments through annual modernization projects. The Authority has spent in excess of $11million to upgrade its apartments and grounds over the last five years. This has included partial rewiring of most apartments, removing asbestos, abating lead paint at Highway Village (4-1), replacing staircases and porches and adding brick veneer and vinyl siding. MHA recently broke new ground for public housing in the state of Mississippi by launching the first home ownership program. In addition, all new playground equipment has been installed at all MHA sites.

A total of nine units have been converted for homeownership. Two units will be sold via private market, and seven will be available for Section 8 homeownership participation. A staff person is currently being trained as the Section 8 Program administrator.

ATTACHMENT - 6
ADMISSIONS POLICY FOR DECONCENTRATION

Meridian Housing Authority
Deconcentration of Poverty Policy

Where an inequity has been discovered In the distribution of Impoverished families within its jurisdiction or on its waiting list this PITA will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority will consider in attempting to remedy the inequity arc the following:

1). It may strip certain income families an its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.

2). It may snake conceited efforts to aid lower income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:

a) Providing self sufficiency activities to improve resident employability
b) Providing permissive deductions from annual income and other permissive deductions to public housing resident as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
c) Providing individual savings accounts to families who select income-based rents;
d) Establishing a rent structure that encourages deconcentration of poverty:
e) Providing certain admissions preferences, such us those for working families;
1) Providing additional applicant consultation and information:
g) And providing additional supportive services or amenities.

Ensuring this policy of deconcentration where a family receiving TANF assistance is concerned, this authority will make every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office having TANF responsibilities in its jurisdiction.

In conducting its required analysis *of* income levels at its developments to determine if any have a concentration of poverty; the Meridian Housing Authority

discovered a need to take specific measures to promote deconcentration of poverty and income mixing. To that end, the Authority will take the following specific steps to alleviate and later prevent any poverty concentration at its developments.

The HUD *Public Hosting Agency Plans Final Rule*, 24 CFR Part 903, published on October 21, 1999, indicates that PHAs with any concentration of poverty must employ skipping applicants on a waiting list as a means to redress such inequity in income distributions at any specific development where poverty is concentrated: therefore, the Meridian Housing Authority will act as follows.

Our efforts to reduce the number of lower income families or higher income families concentrated at our family developments will rely on judicious administration of our waiting lists, In order to reach higher income or lower income applicants on our waiting lists for admission to our selected developments, we will develop a process to “skip” applicants as needed to reach other applicants that will better redress any income imbalances at those developments. Where we have designated a development as “higher income” we will seek by skipping to admit to it more families with lower incomes. Where we have identified a development as “lower income” we will use skipping on the waiting list to admit higher income families to it.

As a further strategy, our Authority will pursue outreach efforts to attract more higher income families to our waiting lists.

The PHA will pursue this policy of deconcentration of’ poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents receive equitable treatment devoid of discrimination.

MHA Annual Plan Progress Report and Attachments

Table Library

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P0045100 Replacement Housing Factor Grant No:	2000 Capital Fund

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement
■ Performance and Evaluation Report for Period Ending:9/30/02 ☐ 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	$469,039.00	$469,039.00	$469,039.00	$469,039.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	$226,211.48	$ 102,630.64	$102,630.64	$102,630.64
4	1410 Administration	$220,000.00	$205,596.49	$205,596.49	$205,596.49
5	1411 Audit	$5,000.00	$2,000.00	$2,000.00	$2,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$140,728.00	$329,225.15	$329,225.15	$154,225.15
8	1440 Site Acquisition				
9	1450 Site Improvement	$136,243.00	$122,504.25	$122,504.25	$122,504.25
10	1460 Dwelling Structures	$916,035.52	$32,511.26	$32,511.26	$32,511.26
11	1465.1 Dwelling Equipment—Nonexpendable	$54,080.00	$574.00	$574.00	$574.00
12	1470 Nondwelling Structures	$57,000.00	$12,594.50	$12,594.50	$12,594.50
13	1475 Nondwelling Equipment	$120,861.00	$329,507.27	$329,507.27	$326,779.85
14	1485 Demolition				
15	1490 Replacement Reserve		$739,015.44	$739,015.44	$0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines…..)	$2,345,198.00	$2,345,198.00	$2,345,198.00	$1,428,455.14
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	Operations		1406		$ 469,039.00	$ 469,039.00	$ 469,039.00	$ 469,039.00	completed
	Subtotal				**$ 469,039.00**	**$ 469,039.00**	**$ 469,039.00**	**$ 469,039.00**	
MHA Wide	Update Computer Software		1408		$ 189,162.00	$ 16,994.26	$ 16,994.26	$ 16,994.26	Lindsey Software ongoing
	Staff Training		1408		$ 25,000.00	$ 53,256.15	$ 53,256.15	$ 53,256.15	ongoing
	Resident Training		1408		$ 12,049.48	$ 32,380.23	$ 32,380.23	$ 32,380.23	ongoing
	Subtotal				**$ 226,211.48**	**$ 102,630.64**	**$ 102,630.64**	**$ 102,630.64**	
MHA Wide	CFP Salaries Including Benefits		1410		$ 220,000.00	$ 205,596.49	$ 205,596.49	$ 205,596.49	ongoing
	Subtotal				**$ 220,000.00**	**$ 205,596.49**	**$ 205,596.49**	**$ 205,596.49**	
MHA Wide	Audit		1411		$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	Rector & Moffitt ongoing
	Subtotal				**$ 5,000.00**	**$ 2,000.00**	**$ 2,000.00**	**$ 2,000.00**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	A&E Fees		1430		$ 130,728.00	$ 207,472.00	$ 207,472.00	$ 32,472.00	Carter, Miller & Lloyd & Associates & CHC & Bourdeaux & Jones
	CFP Update		1430		$ 10,000.00	$ 121,753.15	$ 121,753.15	$ 121,753.15	ongoing
	Subtotal				**$ 140,728.00**	**$ 329,225.15**	**$ 329,225.15**	**$ 154,225.15**	
MS004-006	Landscape		1450		$ 50,493.00	$ -	$ -	$ -	Will be scheduled in later approved CFP Program fungibility
MS004-010	Landscape		1450		$ 57,162.60	$ -	$ -	$ -	
MS004-011	Landscape		1450		$ 28,587.40	$ -	$ -	$ -	
MS004-03	Repair Sidewalks		1450		$ -	$ 16,545.00	$ 16,545.00	$ 16,545.00	Sullivan's Completed
MS004-04	Repair Sidewalks		1450		$ -	$ 18,411.50	$ 18,411.50	$ 18,411.50	Sullivan's Completed
MS004-013	Repair Sidewalks		1450		$ -	$ 7,728.15	$ 7,728.15	$ 7,728.15	Sullivan's Completed
MS004-014	Repair Sidewalks		1450		$ -	$ 9,573.15	$ 9,573.15	$ 9,573.15	Sullivan's Completed
MS004-051	Repair Sidewalks		1450		$ -	$ 22,700.15	$ 22,700.15	$ 22,700.15	Sullivan's Completed
MS004-052	Repair Sidewalks		1450		$ -	$ 25,273.15	$ 25,273.15	$ 25,273.15	Sullivan's Completed
MS004-053	Repair Sidewalks		1450		$ -	$ 22,273.15	$ 22,273.15	$ 22,273.15	Sullivan's Completed

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
	Subtotal				**$ 136,243.00**	**$ 122,504.25**	**$ 122,504.25**	**$ 122,504.25**	
MS004-001	Replace roofs on W/H closets		1460		$ 15,400.00	$ -	$ -	$ -	Fungibility Will be scheduled in later approved CFP Program
MS004-006	Install Kitchen Cabinets, Sinks Drains, Venthoods & Lights		1460		$ 287,000.00	$ -	$ -		Will be scheduled in later approved CFP Program
MS004-006	Interior Painting		1460		$ -	$ 5,400.00	$ 5,400.00	$ 5,400.00	complete Youngs
MS004-006	Gutter & Downspouts		1460		$ 35,775.00	$ -	$ -	$ -	Will be scheduled
MS004-010	Gutter & Downspouts		1460		$ 40,500.00	$ -	$ -	$ -	in later approved
MS004-011	Gutter & Downspouts		1460		$ 20,250.00	$ -	$ -	$ -	CFP Program
MS004-006	Replace Roofs		1460		$ 69,000.00	$ -	$ -	$ -	Will be scheduled
MS004-010	Replace Roofs		1460		$ 44,000.00	$ -	$ -	$ -	in later approved
MS004-011	Replace Roofs		1460		$ 36,000.00	$ -	$ -	$ -	CFP Program
MS004-006	Hydronic Heating Systems		1460		$ -	$ 13,655.50	$ 13,655.50	$ 13,655.50	Sullivan's Completed
MS004-011	Hydronic Heating Systems		1460		$ -	$ 7,756.72	$ 7,756.72	$ 7,756.72	Sullivan's Completed
MS004-001	Replace Exterior Doors & Frames		1460		$ 103,062.52	$ -	$ -	$ -	Will be scheduled
MS004-006	Replace Exterior Doors & Frames		1460		$ 66,613.58	$ -	$ -	$ -	in later approved
MS004-010	Replace Exterior Doors & Frames		1460		$ 75,411.60	$ -	$ -	$ -	CFP Program
MS004-011	Replace Exterior Doors & Frames		1460		$ 37,705.80	$ -	$ -	$ -	Fungibility
MS004-006	Replace Storm Doors		1460		$ 29,680.00	$ -	$ -	$ -	Will be scheduled
MS004-010	Replace Storm Doors		1460		$ 33,600.00	$ -	$ -	$ -	in later approved
MS004-011	Replace Storm Doors		1460		$ 16,800.00	$ -	$ -	$ -	CFP Program

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MS004-001	Replace Thresholds		1460		$ 5,237.02	$ -	$ -	$ -	Will be scheduled in later approved CFP Program
MHA Wide	Install Unit # Marking On Apts		1460		$ -	$ 5,699.04	$ 5,699.04	$ 5,699.04	Temps-Manpower Complete
	Subtotal				**$ 916,035.52**	**$ 32,511.26**	**$ 32,511.26**	**$ 32,511.26**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MS004-013	Replace Appliances		1465		$ 54,080.00	$ -	$ -	$ -	Will be scheduled in later approved CFP Program
MHA Wide	Storage of Appliances		1465		$ -	$ 574.00	$ 574.00	$ 574.00	Graham
	Subtotal				**$ 54,080.00**	**$ 574.00**	**$ 574.00**	**$ 574.00**	
MHA Wide	Managers Offices & Comm. Centers (Renovations)		1470		$ 57,000.00	$ 12,594.50	$ 12,594.50	$ 12,594.50	Morgan's Tile & Young's Builders Remaining offices Will be scheduled in later approved CFP Program
	Subtotal				**$ 57,000.00**	**$ 12,594.50**	**$ 12,594.50**	**$ 12,594.50**	
MHA Wide	Purchase Computer Hardware		1475		$ 84,861.00	$ 96,140.62	$ 96,140.62	$ 96,140.62	CDW-G & BTG ongoing
MHA Wide	Managers Offices & Comm. Center Furniture		1475		$ 36,000.00	$ 8,594.72	$ 8,594.72	$ 8,594.72	Barefield ongoing later CFP Program
MHA Wide	Maintenance Equipment - Trucks				$ -	$ 224,771.93	$ 224,771.93	$ 222,044.51	Various Vendors work item approved 5-year plan fungibility
	Subtotal				**$ 120,861.00**	**$ 329,507.27**	**$ 329,507.27**	**$ 326,779.85**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450100 Replacement Housing Factor Grant No:	2000 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	Replacement Reserve		1490		$ -	$ 739,015.44	$ 739,015.44	$ -	Funds transferred to address approved electricial work items in accordance with fungibility & replacement reserves
	Subtotal				**$ -**	**$ 739,015.44**	**$ 739,015.44**	**$ -**	
MHA Wide	Relocation		1495		$ -	$ -	$ -	$ -	
	Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	
	Grand Total				**$ 2,345,198.00**	**$ 2,345,198.00**	**$ 2,345,198.00**	**$ 1,428,455.14**	

pb/excel/desktop/hudforms/cfp2000p&e

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program No: MS26P00450100 Replacement Housing Factor No:	2000 Capital Fund

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	
MHA Wide	3/31/2002	9/30/2002		9/30/2003	9/30/2004		H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.
MS004-001	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-003	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-004	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-006	3/31/2002	9/30/2002		9/30/2003	9/30/2004		Obligating development funds converted to Mod
MS004-010	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-011	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-012A	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-012B	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-012C	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-013	3/31/2002	9/30/2002		9/30/2003	9/30/2004		
MS004-014	3/31/2002	9/30/2002		9/30/2003	9/30/2004		

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P0045101 Replacement Housing Factor Grant No:	2001 Capital Fund

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☒Revised Annual Statement (revision no:)
■Performance and Evaluation Report for Period Ending:9/30/02 ☐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	$478,676.00	$478,676.00	$478,676.00	$478,676.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	$25,000.00	$25,000.00	$0.00	$0.00
4	1410 Administration	$150,000.00	$150,000.00	$150,000.00	$13,228.05
5	1411 Audit				$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$135,000.00	$135,000.00	$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$114,880.00	$114,880.00	$0.00	$0.00
10	1460 Dwelling Structures	$1,425,411.00	$1,425,411.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$40,672.00	$40,672.00	$0.00	$0.00
12	1470 Nondwelling Structures				$0.00
13	1475 Nondwelling Equipment				$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$23,744.00	$23,744.00		
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines…..)	$2,393,383.00	$2,393,383.00	$628,676.00	$491,904.05
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

$1,764,707.00

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
MHA Wide	Operations		1406		$ 478,676.00	$ 478,676.00	$ 478,676.00	$ 478,676.00	Completed
	Subtotal				**$ 478,676.00**	**$ 478,676.00**	**$ 478,676.00**	**$ 478,676.00**	
MHA Wide	Resident Training		1408		$ 25,000.00	$ 25,000.00	$ -	$ -	
	Subtotal				**$ 25,000.00**	**$ 25,000.00**	**$ -**	**$ -**	
MHA Wide	CFP Salaries Including Benefits		1410		$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 13,228.05	Ongoing
	Subtotal				**$ 150,000.00**	**$ 150,000.00**	**$ 150,000.00**	**$ 13,228.05**	
MHA Wide	Audit		1411		$ -	$ -	$ -	$ -	
	Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
MHA Wide	A&E Fees		1430		$ 125,000.00	$ 125,000.00	$ -	$ -	
	CFP Update		1430		$ 10,000.00	$ 10,000.00	$ -	$ -	
	Subtotal				**$ 135,000.00**	**$ 135,000.00**	**$ -**	**$ -**	
MS004-003	Install indivdual electrical check meters		1450		$ 5,312.00	$ 5,312.00	$ -	$ -	
MS004-003	Install indivdual gas check meters		1450		MS Valley Gas	MS Valley Gas	$ -	$ -	
MS004-003	Install individual water check meters		1450		$ 5,312.00	$ 5,312.00	$ -	$ -	
MS004-003	Replace exterior underground gas lines		1450		$ 26,656.00	$ 26,656.00	$ -	$ -	
MS004-003	Replace exterior underground water lines		1450		$ 35,000.00	$ 35,000.00	$ -	$ -	
MS004-003	Landscaping around Playground		1450		$ 20,000.00	$ 20,000.00	$ -	$ -	
MS004-003	Install Handrails		1450		$ 1,800.00	$ 1,800.00	$ -	$ -	
MS004-003	Security Lighting		1450		$ 1,000.00	$ 1,000.00	$ -	$ -	
MS004-003	Repair Parking Area & Stripe		1450		$ 18,000.00	$ 18,000.00	$ -	$ -	
MS004-003	Replace Clothes Lines		1450		$ 1,800.00	$ 1,800.00	$ -	$ -	
	Subtotal				**$ 114,880.00**	**$ 114,880.00**	**$ -**	**$ -**	
MS004-003	Replace flooring & Base (Abatement ACM)		1460		$ 185,735.84	$ 185,735.84	$ -	$ -	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
MS004-003	Replace Front & Back door Thresholds		1460		$ 5,237.02	$ 5,237.02	$ -	$ -	
MS004-003	Replace Front & Back Exterior Doors & Frames		1460		$ 61,120.00	$ 61,120.00	$ -	$ -	
MS004-003	Install kitchn cabinets, sinks drains, vent hoods, & lights		1460		$ 270,477.14	$ 270,477.14	$ -	$ -	
MS004-003	Replace bathroom, tub, commode sink, cabinet, & tile		1460		$ 280,000.00	$ 280,000.00	$ -	$ -	
MS004-003	Repair existing sewer drain		1460		Meridian Public Works				
MS004-003	Replace interior 4" sewer drain		1460		$ 320,000.00	$ 320,000.00	$ -	$ -	
MS004-003	Replace windows (bronze) remove lead		1460		$ 98,000.00	$ 98,000.00	$ -	$ -	
MS004-003	Replace Security Screen (bronze)		1460		$ 45,000.00	$ 45,000.00	$ -	$ -	
MS004-003	Install Heating & Duct System		1460		$ 26,664.00	$ 26,664.00	$ -	$ -	
MS004-003	Replace Interior Doors		1460		$ 40,000.00	$ 40,000.00	$ -	$ -	
MS004-003	Interior Paint & Porch Paint		1460		$ 29,312.00	$ 29,312.00	$ -	$ -	
MS004-003	Lighter Color Roofs & porch Roofs; remove brick chimneys		1460		$ 37,200.00	$ 37,200.00	$ -	$ -	
MS004-003	Replace Front & Back porch columns, remove lead		1460		$ 26,665.00	$ 26,665.00	$ -	$ -	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
	Subtotal				**$ 1,425,411.00**	**$ 1,425,411.00**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
MS004-003	Replace Appliances		1465		$ 21,632.00	$ 21,632.00	$ -	$ -	
MS004-003	Replace Hot Water Heaters		1465		$ 19,040.00	$ 19,040.00	$ -	$ -	
	Subtotal				**$ 40,672.00**	**$ 40,672.00**	**$ -**	**$ -**	
			1470						
	Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	
			1475						
	Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450101 Replacement Housing Factor Grant No:	2001 Capital Fund **9/30/2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	**Revised**	**Obligated**	**Expended**	
MHA Wide	Relocation		1495		$ 23,744.00	$ 23,744.00	$ -	$ -	
	Subtotal				**$ 23,744.00**	**$ 23,744.00**	**$ -**	**$ -**	
	Grand Total				**$ 2,393,383.00**	**$ 2,393,383.00**	**$ 628,676.00**	**$ 491,904.05**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program No: MS26P00450101 Replacement Housing Factor No:	2001 Capital Fund **9/30/2002**

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	
MHA Wide	12/31/2002	6/30/2003		6/30/2005			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.
MS004-003	12/31/2002	6/30/2003		6/30/2005			

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P0045102 Replacement Housing Factor Grant No:	2002 Capital Fund

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: 9/30/02 ☐ 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	$454,720.00		$454,720.00	$454,720.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	$60,000.00			
4	1410 Administration	$220,000.00			
5	1411 Audit	$5,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$135,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$76,880.00			
10	1460 Dwelling Structures	$960,635.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$40,672.00			
12	1470 Nondwelling Structures	$200,000.00			
13	1475 Nondwelling Equipment	$85,000.00		$14,456.58	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$35,696.00			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines…..)	$2,273,603.00	$0.00	$469,176.58	$454,720.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	Operations		1406		$ 454,720.00	$ 454,720.00	$ 454,720.00	$ 454,720.00	Completed
	Subtotal				**$ 454,720.00**	**$ 454,720.00**	**$ 454,720.00**	**$ 454,720.00**	
MHA Wide	Computer Software		1408		$ 10,000.00	$ 10,000.00			
	Staff Training		1408		$ 25,000.00	$ 25,000.00			
	Resident Training		1408		$ 25,000.00	$ 25,000.00	$ -	$ -	
	Subtotal				**$ 60,000.00**	**$ 60,000.00**	**$ -**	**$ -**	
MHA Wide	CFP Salaries Including Benefits		1410		$ 220,000.00	$ 220,000.00	$ -	$ -	
	Subtotal				**$ 220,000.00**	**$ 220,000.00**	**$ -**	**$ -**	
MHA Wide	Audit		1411		$ 5,000.00	$ 5,000.00	$ -	$ -	
	Subtotal				**$ 5,000.00**	**$ 5,000.00**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	A&E Fees		1430		$ 125,000.00	$ 125,000.00	$ -	$ -	
	CFP Update		1430		$ 10,000.00	$ 10,000.00	$ -	$ -	
	Subtotal				**$ 135,000.00**	**$ 135,000.00**	**$ -**	**$ -**	
MS004-003	Install indivdual electrical check meters		1450		$ 5,312.00	$ 5,312.00	$ -	$ -	
MS004-003	Install indivdual gas check meters		1450		MS Valley Gas	MS Valley Gas	$ -	$ -	
MS004-003	Install individual water check meters		1450		$ 5,312.00	$ 5,312.00	$ -	$ -	
MS004-003	Replace exterior underground gas lines		1450		$ 26,656.00	$ 26,656.00	$ -	$ -	
MS004-003	Replace exterior underground water lines		1450		$ 25,000.00	$ 25,000.00	$ -	$ -	
MS004-003	Landscaping around Playground		1450		$ 5,000.00	$ 5,000.00	$ -	$ -	
MS004-003	Install Handrails		1450		$ 1,800.00	$ 1,800.00	$ -	$ -	
MS004-003	Security Lighting		1450		$ 1,000.00	$ 1,000.00	$ -	$ -	
MS004-003	Repair Parking Area & Stripe		1450		$ 5,000.00	$ 5,000.00	$ -	$ -	
MS004-003	Replace Clothes Lines		1450		$ 1,800.00	$ 1,800.00	$ -	$ -	
	Subtotal				**$ 76,880.00**	**$ 76,880.00**	**$ -**	**$ -**	
MS004-003	Replace flooring & Base (Abatement ACM)		1460		$ 100,000.00	$ 100,000.00	$ -	$ -	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MS004-003	Replace Front & Back door Thresholds		1460		$ 5,237.02	$ 5,237.02	$ -	$ -	
MS004-003	Replace Front & Back Exterior Doors & Frames		1460		$ 60,296.00	$ 60,296.00	$ -	$ -	
MS004-003	Install kitchn cabinets, sinks drains, vent hoods, & lights		1460		$ 200,000.00	$ 200,000.00	$ -	$ -	
MS004-003	Replace bathroom, tub, commode sink, cabinet, & tile		1460		$ 200,000.00	$ 200,000.00	$ -	$ -	
MS004-003	Repair existing sewer drain		1460		Meridian Public Works				
MS004-003	Replace interior 4" sewer drain		1460		$ 200,000.00	$ 200,000.00	$ -	$ -	
MS004-003	Replace windows (bronze) remove lead		1460		$ -	$ -	$ -	$ -	
MS004-003	Replace Security Screen (bronze)		1460		$ 40,260.98	$ 40,260.98	$ -	$ -	
MS004-003	Install Heating & Duct System		1460		$ 26,664.00	$ 26,664.00	$ -	$ -	
MS004-003	Replace Interior Doors		1460		$ 35,000.00	$ 35,000.00	$ -	$ -	
MS004-003	Interior Paint & Porch Paint		1460		$ 29,312.00	$ 29,312.00	$ -	$ -	
MS004-003	Lighter Color Roofs & porch Roofs; remove brick chimneys		1460		$ 37,200.00	$ 37,200.00	$ -	$ -	
MS004-003	Replace Front & Back porch columns, remove lead		1460		$ 26,665.00	$ 26,665.00	$ -	$ -	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
	Subtotal				**$ 960,635.00**	**$ 960,635.00**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MS004-003	Replace Appliances		1465		$ 21,632.00	$ 21,632.00	$ -	$ -	
MS004-003	Replace Hot Water Heaters		1465		$ 19,040.00	$ 19,040.00	$ -	$ -	
	Subtotal				**$ 40,672.00**	**$ 40,672.00**	**$ -**	**$ -**	
MS004-003	Renovation of SS and Training Facility		1470		$ 200,000.00	$ 200,000.00			
	Subtotal				**$ 200,000.00**	**$ 200,000.00**	**$ -**	**$ -**	
MHA Wide	Manager & Community Center Furniture & Equipment		1475		$ 75,000.00	$ 75,000.00			
MHA Wide	Computer Hardware		1475		$ 10,000.00	$ 10,000.00			
MHA Wide	Maintenance Equipment		1475				$ 14,456.58	$ -	
	Subtotal				**$ 85,000.00**	**$ 85,000.00**	**$ 14,456.58**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450102 Replacement Housing Factor Grant No:	2002 Capital Fund **As of 9/30/02**

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**	**Obligated**	**Expended**	
MHA Wide	Relocation		1495		$ 35,696.00	$ 35,696.00	$ -	$ -	
	Subtotal				**$ 35,696.00**	**$ 35,696.00**	**$ -**	**$ -**	
	Grand Total				**$ 2,273,603.00**	**$ 2,273,603.00**	**$ 469,176.58**	**$ 454,720.00**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program No: MS26P00450102 Replacement Housing Factor No:	2002 Capital Fund **9/30/2002**

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	
MHA Wide	5/30/2004			5/30/2006			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.
MS004-003	5/30/2004			5/30/2006			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P0045103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 Capital Fund

■ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$ 454,720.00			
3	1408 Management Improvements	$ 110,000.00			
4	1410 Administration	$ 220,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 150,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$ 175,000.00			
10	1460 Dwelling Structures	$ 694,438.05			
11	1465.1 Dwelling Equipment—Nonexpendable	$ 133,780.95			
12	1470 Nondwelling Structures	$ 250,000.00			
13	1475 Nondwelling Equipment	$ 50,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$ 35,664.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$ 2,273,603.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450103 Replacement Housing Factor Grant No:	2003 Capital Fund

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**	**Obligated**	**Expended**	
MHA Wide	Operations		1406		$ 454,720.00				
	Subtotal				**$ 454,720.00**	**$ -**	**$ -**	**$ -**	
MHA Wide	Maintenance deficiencies identified during annual inspections referred to CFP - Vacancy Turnaround (interior painting; sidewalks; tub liners)		1408		$ 75,000.00				
	Staff Training		1408		$ 10,000.00				
	Resident Training		1408		$ 10,000.00			$ -	
	Security Accessment		1408		$ 15,000.00				
	Subtotal				**$ 110,000.00**	**$ -**	**$ -**	**$ -**	
MHA Wide	CFP Salaries Including Benefits		1410		$ 220,000.00				
	Subtotal				**$ 220,000.00**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450103 Replacement Housing Factor Grant No:	2003 Capital Fund

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**	**Obligated**	**Expended**	
MHA Wide	A&E Fees		1430		$ 150,000.00				
	Subtotal				**$ 150,000.00**	**$ -**	**$ -**	**$ -**	
	Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	
MS004-004	Major Renovation Phase I (48 units) Work included but not limited to: Water Distribution Gas Distribution Electrical Distribution Sewer (as needed) Landscaping Handrails Parking, parking area, stripes Security lighting		1450		$ 175,000.00			$ -	
	Subtotal				**$ 175,000.00**	**$ -**	**$ -**	**$ -**	
MS004-004	Phase I Major Renovation (30 units) Work included but not limited to: Renovation Kitchen		1460		$ 694,438.05		$ -	$ -	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450103 Replacement Housing Factor Grant No:	2003 Capital Fund

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**	**Obligated**	**Expended**	
	Renovation Bathroom								
	Renovation Floors						$ -	$ -	
	Renovation Interior Painting						$ -	$ -	
	Renovation Upgrade Electrical								
	Renovation Upgrade Plumbing						$ -	$ -	
	Replace Windows/Screens								
	Replace Roofs						$ -	$ -	
	Replace HVAC								
	Replace Doors & Storm Doors								
	Replace interior 4" sewer drain						$ -	$ -	
	Subtotal				**$ 694,438.05**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450103 Replacement Housing Factor Grant No:	2003 Capital Fund

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**	**Obligated**	**Expended**	
MS004-004	Phase I (48 units)Replace Appliances		1465		$ 35,664.00				
MS004-012C	Replace Appliances		1465		$ 64,220.00				
MS004-012C	Replace Hot water heaters		1465		$ 33,896.95				
	Subtotal				**$ 133,780.95**	**$ -**	**$ -**	**$ -**	
HA-wide	Renovation of manager & maintenance offices		1470		$ 250,000.00				
	Subtotal				**$ 250,000.00**	**$ -**	**$ -**	**$ -**	
MHA Wide	Computer Hardware/Maintenance Equipment		1475		$ 50,000.00				
	Subtotal				**$ 50,000.00**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450103 Replacement Housing Factor Grant No:	2003 Capital Fund

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**	**Obligated**	**Expended**	
MS004-004	Relocation		1495		$ 35,664.00				
	Subtotal				**$ 35,664.00**	**$ -**	**$ -**	**$ -**	
Subtotal				**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	Grand Total				**$ 2,273,603.00**	**$ -**	**$ -**	**$ -**	

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
The Housing Authority of the City of Meridian	Capital Fund Program No: MS26P00450103 Replacement Housing Factor No:	2003 Capital Fund

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	
MHA Wide	5/30/2005			5/30/2007			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		**Housing Authority of the City of Meridian**		**Original 5-Year Plan** **Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
MS004-004 George Reese Courts		$ 1,043,438.20			
MS004-012 Oakland Heights				$ 424,264.00	
MS004-013 Sowashee Courts		$ 28,544.80		$ 54,080.00	
MS004-014 Scattered Sites		$ 16,900.00			
MS004-001 Highway Village			$ 60,164.00		$ 105,237.02
MS004-012 Western Gardens			$ 1,153,719.00		
MS004-012 Eastern Gardens				$ 816,000.00	
MS004-006 Magnolia Courts					$ 344,652.98
MS004-010 Scattered Sites					$ 231,310.00
MS004-011 Scattered Sites					$ 117,683.00
HA -Wide		$ 1,184,720.00	$ 1,059,720.00	$ 979,259.00	$ 1,474,720.00
CFP Funds Listed for 5-year planning		$ 2,273,603.00	$ 2,273,603.00	$ 2,273,603.00	$ 2,273,603.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :_04_ FFY Grant: PHA FY:			Activities for Year: _05__ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	MS004-004/George Reese Courts	Major Renovation Phase II: Water, Gas, & Electrical Distribution; Sewer; Landscaping; Handrails; parking area work; Security Lighting (1460)	$ 200,351.70	MS004-012 Western Gardens	Landscaping (1450)	$ 163,180.00
Annual		Kitchen, bathroom, & floor renovation; interior painting; upgrade electrical & plumbing; windows/screens; roofs; HVAC; hot water heaters; doors/storm doors (1460)	$ 773,555.50		Phase I - Electrical Upgrade (1460)	$ 990,539.00
Statement		Replace appliances (1465)	$ 33,124.00	*Subtotal*		$ 1,153,719.00
		Relocation (1495)	$ 36,407.00			
	Subtotal		$ 1,043,438.20	MS004-001 Highway Village	Appliances (1465)	$ 60,164.00
	MS004-013 Sowashee Courts	Hot Water Heaters (1465)	$ 28,544.80	HA-wide	Operations (1408)	$ 454,720.00
					Administration (1410)	$ 220,000.00
	MS004-014 Scattered Sites	Appliances (stove & refrigerator) (1465)	$ 16,900.00		Fees & Costs (1430)	$ 100,000.00
					Maintenance & Computer Equipment (1475)	$ 40,000.00
	HA Wide	Operations (1408)	$ 454,720.00		Guarantee Bonds issued for construction or rehabilitation of developments (1501)	$ 245,000.00
		Administration (1410)	$ 220,000.00			
		Fees & costs (1430)	$ 135,000.00			
		Maintenance Equipment/Office Equipment (1475)	$ 50,000.00			
		Guarantee Bonds issued for construction or rehabilitation of developments (1501)	$ 325,000.00			
		Total CFP Estimated Cost	$ 2,273,603.00			$ 2,273,603.00

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

Activities for Year 1	Activities for Year :_06_ FFY Grant: PHA FY:			Activities for Year: _07__ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	MS004-012B Eastern Gardens	Phase I - Major Electrical Upgrade (1460)	$ 400,000.00	MS004-001 Highway Village	Exterior Door & Frame (1460)	$ 100,000.00
Annual		Exterior Door & Frame (1460)	$ 156,000.00		Thresholds (1460)	$ 5,237.02
Statement		Storm Doors (1460)	$ 97,500.00	*Subtotal*		$ 105,237.02
		Porch Awnings (1460)	$ 162,500.00			
	Subtotal		$ 816,000.00	MS004-006 Magnolia Courts	Landscape (1450)	$ 36,542.00
					Kitchen cabinets; sinks; drains; venthoods; lights (1460)	$ 108,655.98
	MS004-012C Oakland Heights	Phase I - Major Electrical Upgrade (1460)	$ 220,764.00		Gutters & Downspouts (1460)	$ 35,775.00
		Exterior Door & Frame (1460)	$ 76,000.00		Roofs (1460)	$ 69,000.00
		Storm Doors (1460)	$ 47,500.00		Exterior Door & Frame (1460)	$ 65,000.00
		Porch Awnings (1460)	$ 80,000.00		Storm Doors (1460)	$ 29,680.00
	Subtotal		$ 424,264.00	*Subtotal*		$ 344,652.98
	MS004-013 Sowashee Courts	Applicances (Stove & Refrigerator) (1465)	$ 54,080.00			
				MS004-010 Scattered Sites	Landscape (1450)	$ 43,210.00
	HA-wide	Operations (1406)	$ 454,720.00		Gutters & Downspouts (1460)	$ 40,500.00
		Management Improvements (1408)	$ 100,000.00		Roofs (1460)	$ 44,000.00
		Administration (1410)	$ 220,000.00		Exterior Door & Frame (1460)	$ 70,000.00
		Fees & costs (1430)	$ 100,000.00		Storm Doors (1460)	$ 33,600.00
				Sub-total		$ 231,310.00
		Maintenance & computer equipment (1475)	$ 54,539.00			
		Relocation (1495)	$ 50,000.00	MS004-011 Scattered Sites	Landscape (1450)	$ 14,633.00
					Gutters & Downspouts (1460)	$ 20,250.00
					Roofs (1460)	$ 36,000.00
					Exterior Door & Frame (1460)	$ 30,000.00
					Storm Doors (1460)	$ 16,800.00
				Subtotal		$ 117,683.00
				HA-wide	Operations (1406)	$ 454,720.00
					Management Improvements (1408)	$ 150,000.00
					Administration (1410)	$ 220,000.00
					Fees & Costs (1430)	$ 100,000.00
					Maintenance/Computer Equipment (1475)	$ 50,000.00
					Maintenance Facility (Supplemental Funding to Renovate or Rebuild Maintenance Facility (1470)	$ 500,000.00
		Total CFP Estimated Cost	$ 2,273,603.00			$ 2,273,603.00