

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

MississippiRegionalHousingAuthorityIV

ms019v02
Submitted5/2/03

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: MississippiRegionalHousingAuthorityIV

PHANumber: MS019

PHAFiscalYearBeginning: 07/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (<http://www.mrh4.com>)
- Other (list below)

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

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 Mississippi Regional Housing Authority IV Mission Statement:

 To provide adequate and affordable housing opportunities and a suitable living environment, free from discrimination, to qualified citizens in Carroll, Choctaw, Clay, Grenada, Lowndes, Montgomery, Oktibbeha, Webster, and Winston counties, Mississippi, in a spirit of harmony that will compliment the communities that we serve. To continuously strive to protect the interest and investment of the United States of America by being good stewards of the public trust and by always operating in a manner conducive to sound business practice.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as the own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space 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 as funds become available in each market area that indicates need.
 - Reduce public housing vacancies in Project MS19 -3 to 7% by June 30, 2004, and reduce the overall vacancy rate to 5% by June 30, 2004.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

Other(listbelow)

PHAGoal:Improvethqualityofassistedhousing

Objectives:

ImprovepublichousingmanagementbymanagingtheAuthority's programsinamannerthatresultsinbeingrecognizedasahighperformer byJune30,2002,andmaintaininghighperformerstatuseachyear thereafter.

ImprovevouchermanagementbymanagingtheAuthority's programsina mannerthatresultsinbeingrecognizedasahighperformerbyJune30, 2002,andmaintaininghighperformerstatuseachyearthereafter.

Increasecustomersatisfactionthroughstaffawareness.Eachfiscalyear beginningJuly1,2000,atleastone"customerservice"stafftraining sessionwillbeheldannuallyfortheentirestaff.

Concentrateoneffortstoimprovethfollowingsspecificmanagement functions:

1. Publichousingunitturnaroundtimewillbereducedto thirtydays byJune30,2002,andmaintainedthereafter.
2. Publichousingtotaltenantsaccountsreceivable(TARs)willbe reducedto5%byJune30,2002,andmaintainedthereafter.
3. Tenantbasedrentalassistanceprogramswillachieveandmaintain aleaseupterateofnotlowerthat95%byJune30,2001,and maintainedthereafter.
4. Acentralizedprocurementandinventorycontrolsystemwillbe developedandinplacebyJune30,2001.

Renovateormodernizepublichousing unitsbyimplementingthcapital improvementsplanaspresentedintheFive -YearCapitalFundsPlan.The REACInspectionSurveyresultswillbeanalyzedannuallybeginningJuly 1,2000,andthereafterandnoteddeficiencieswillbeimmediately corrected.

Demolishordisposeofobsoletepublichousing:

Providereplacementpublichousing:

Providereplacementvouchers:

Other:(listbelow)

- PHAGoal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords. Beginning July 1, 2000, at least one Section 8 owner briefing each year will be conducted to provide educational program to current and potential landlords.
 - Review voucher payment standards annually and increase as needed.
 - Implement voucher home ownership program:
 - Implement public housing or other home ownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other:
 1. Beginning July 1, 2000, develop a home ownership identification program for public housing/assisted resident transitioning to home ownership. Program will include a method of referral to local banking institutions, the Farmer's Home Administration, Veteran's Administration, the Mississippi Home Corporation, and others.
 2. By June 30, 2002, make application to become a Housing Counseling Agency.

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

- PHAGoal: Provide an improved living environment
- Objectives:
- Immediately implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments in accordance with the Authority's Admissions and Continued Occupancy Plan (ACOP).
 - Immediately implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments in accordance with the Authority's Admissions and Continued Occupancy Plan (ACOP).
 - Implement public housing security improvements by providing above baseline law enforcement security programs at all Lowndes County public housing developments by July 1, 2000, at Project MS 19 -17 (Grenada County) by July 1, 2002, and at Project MS 19 -14 (Oktibbeha County) by July 1, 2003. Offer public housing units for occupancy by police officers at the remaining developments by July 1, 2003. By June 30, 2001, the Authority will meet with law enforcement officials where each public housing development is situated to establish a working relationship. By June 30, 2002, the Authority in conjunction with the appropriate law enforcement officials will develop a plan of action to reduce crime at

- Public housing sites.
- Designated 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 by developing a job training referral program by June 30, 2002.
- Provide or attract supportive services to improve assistance recipients' employability through programs developed by the Authority's Resident Services Division and the Family Self Sufficiency Program by June 30, 2001.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- By June 30, 2001, conduct a study of public housing residents to determine the interest in self-sufficiency programs that may be available; interest in technical, vocational, or job training programs; and interest in resident business development activities.

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 by providing staff training on recognizing and counseling victims on the proper procedure of reporting discrimination and by providing training to public housing staff on discriminatory harassment against public housing residents by June 30, 2001, and at least annually thereafter.
- 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 by providing staff training on recognizing and counseling victims on the proper procedure of reporting discrimination and by providing training to public housing staff

ondiscriminatoryharassmentagainstpublichousingresidentsbyJune30 ,
2001,andatleastannuallythereafter.

Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons
withallvarietiesofdisabilitiesregardlessunitsizerequiredby
developingwrittenprocedurestoaddressrequestforreasonable
accommodationsbyJune30,2001.

- ByJune30,2001,theAuthoritywillpromotehousingdiscrimination
awarenessbyorderingandmakingavailabletoallresidentsandapplicants
thelatestversionofFormHUD -903.1,“AreyouaVictimofHousing
Discrimination?”ByJune30,2001,theAuthoritywillestablishworking
contactswithrepresentativesoftheDepartmentofJustice,CivilRights
DivisionandtheDepartmentofHousingandUrbanDevelopmentFair
HousingandEqualOpportunityDivision.ByJune30,2002,the
Authority
willdevelopawrittenpolicyregardingdiscriminatoryharassmentagainst
residents.

OtherPHAGoalsandObjectives:(listbelow)

PHA Goal1.Createpositivepublicawarenessandexpandthelevelof Family, OwnerandCommunitySupportinaccomplishingtheAuthority’sMission.

OBJECTIVES:

- A. ByJune30,2002,theAuthoritywillprepareacomunityrelations
plan,which includetask,schedulesandpersonnelassignments.
- B. ByJune30,2002,theAuthoritywill establishascheduleof
speakingengagementsatcommunityorganizationsforthe
ExecutiveDirectorandseniorstaffwiththepurposeofpresenting
apositiveimageofthehousingauthority.
- C. ByJune30,2002,holdregulargroupfeedbackmeetingswith
publichousingresidents.

PHA Goal2.StrivetoadressthehousingneedsoftheAuthority’s areaofoperationthroughidentificationofhousingneedsandimplementationof marketingstrategy.

OBJECTIVES:

By June 30, 2003, the Authority will prepare a marketing plan specific to the population of the Authority's area of operation and actively market programs.

PHA Goal 3. Attain and maintain a high level of standards and professionalism in day -to-day management of all program components.

OBJECTIVES:

- A. Beginning July 1, 2000, representatives of each Division will attend at least annually appropriate training sessions to keep abreast of the latest functions and service delivery.
- B. By June 30, 2001, the Employee Performance Evaluation will be modified to ensure this Goal is included in all annual performance evaluations.
- C. By June 30, 2002, employee incentives will be developed to encourage a high level of standards and professionalism.

Annual PHA Plan
PHA Fiscal Year 2003
[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(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.

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Mississippi Regional Housing Authority IV is pleased to submit the Agency Plan.

The Agency Plan is presented in two sections:

Section 1: Five Year Plan

This section includes the Authority's Mission Statement, goals and objectives. The housing authority has considered the Mission Statement, goals and objectives of HUD in developing the Five Year Plan.

Section 2: Annual Plan

This section includes the components required to be submitted in the standard plan.

Please refer to the Table of Contents for the components included. Any required components that are not included in this submission are so indicated in the Table of Contents along with the location of the applicable materials and the dates submitted to HUD, if required.

In this fourth year of required PHA Plan submission, the Mississippi Regional Housing Authority IV has continued to operate its programs in an efficient, cost effective manner and will continue to explore the options authorized by the QHWRA and other regulations. These options will be explored primarily as methods of increasing the supply of affordable housing for the priority of housing needs indicated by the

Housing Needs Statement (Component 1). Subsequent submissions will include the housing authority's plan to pursue these efforts.

The Agency Plans were available for review by the public beginning in January 2003. In January 2003, each resident was invited to become a member of the partnership continuing to be developed, made aware of the availability of the Plan for review, and personally invited to attend the public hearing. In addition, in January 2003, each Board of Supervisors, Mayor, and City Council in the housing authority's area of operation was made aware of the availability of the Agency Plan. They were invited to continue to be a viable member of the ongoing partnership between the housing authority, local government, and the resident population. They were also encouraged to provide feedback and ideas for strategic planning and setting priorities, and personally invited to attend the public hearing. Beginning in February 2003, resident meetings were held for each development. On March 5, 2003, the Resident Advisory Board (RAB) held the final development meeting in order to assist and make recommendations regarding the Plan. A public hearing was convened on March 20, 2003, to prompt comments from the general public regarding proposed activities. An attendance sheet for the public hearing is available for review at the central office of the housing authority. No comments were received to be considered and addressed by the housing authority and the Board of Commissioners prior to submission to HUD.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	32
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	36
10. Conversion of Public Housing	37
11. Homeownership	39
12. Community Service Programs	40
13. Crime and Safety	43
14. Pets	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45
17. Asset Management	46

18. Other Information	46
19. Definition of Substantial Deviation and Significant Amendment or Modification	48

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 filename in parentheses in the space to the right of the title.

Required Attachments:

- (Attachment "A") Implementation of Public Housing Resident Community Service Requirement
- (Attachment "B") Pet Policy
- (Attachment "C") Deconcentration and Income Mixing
- (Attachment "D") Voluntary Conversion Required Initial Assessments
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Other Required Attachments (List below, providing each attachment name)

- (Attachment "E") Statement of Progress in Meeting the 5 -Year Plan Mission & Goals
- (Attachment "F") Resident Survey Follow -up Plan
- (Attachment "G") Membership of the Resident Advisory Board (RAB)
- (Attachment "H") Capital Fund Program Tables which include the 2003 Capital Fund Program Annual Statement, Five -Year Action Plan, and Performance and Evaluation Reports for FFYs 2001 and 2002.
- (Attachment "I") Section 8 Homeownership Program Capacity Statement

Optional Attachments:

- PHA Management Organizational Chart
-
-
- 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 Certification 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
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction 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: Income Analysis of Public Housing Covered Developments	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act. Documentation of the reasoning with respect to each required initial assessment and the results.	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	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 (PHDEP) semi-annual performance report for any ongoing 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Baseline law enforcement services and crime statistics	PHDEP Plan
X	Special Requirement for Special Purpose Section 8 Programs (Shelter + Care)	Annual Plan: Special Purpose Section 8 Assistance Programs

1. Statement of Housing Needs

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsin thejurisdictionbycompleting thefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthat havehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneeds foreach familytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Ato indicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

TheAuthorityhasanalyzedthehousingneedsoflow -incomeandverylow - incomefamilieswhoresideintheAuthority’sjurisdiction.Includedintheanalysisare housingneedsofextremelylow -incomefamilies,elderlyfamiliesandfamilieswith disabilities,andhouseholdsofvariousracesandethnicgroupsresidinginthe jurisdiction.

Thehousingneedsofeachofthesegroupshavebeenidentifiedseparately.The identificationofhousingneedstookintoaccountissuesofaffordability,supply,quality, accessibility,sizeofunitsandlocation.Theidentifiedracialcat egoriesweredetermined forthosegroupswithdisproportionateneedsincomparisontotheneedsofthecategory asawhole.Thegroupsidentifiedhaveapercentageofpersonsinthecategoryofneeds whoaremembersofaparticularracethatshowsatleas t10percentagepointshigherthan thepercentageofpersonsinthecategoryasawhole.

WithintheAuthority’sjurisdictionnotallcitiesandcountieshavetheirown ConsolidatedPlan.However,theState’sConsolidatedPlanaccuratelydescribethe housingneedsofthejurisdiction.AdditionaldatawasobtainedbyusingtheU.S. CensusBureauinternetsiteanddatasuppliedforTheComprehensiveHousing AffordabilityStrategy(CHAS)forMississippiandtheGoldenTrianglePlanningand DevelopmentDistrict.

HousingNeedsofFamiliesintheJurisdiction ByFamilyType							
FamilyType	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income<=30% ofAMI	6,506	5	4	5	N/A	1	N/A
Income>30%but <=50%ofAMI	3,656	4	2	5	N/A	1	N/A
Income>50%but <80%ofAMI	3,616	2	1	3	N/A	1	N/A
Elderly	3,190	3	3	4	N/A	2	N/A
Familieswith Disabilities	8,916	N/A	N/A	N/A	N/A	N/A	N/A
Black(non -Hispanic)	8,603	5	2	5	N/A	1	N/A
Hispanic	167	3	1	1	N/A	1	N/A

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location

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

- Consolidated Plan of the State of Mississippi
Indicate year: 2000 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

U.S. Census Bureau,
American Fact - Finder internet site. (<http://www.factfinder.census.gov>).
(General Housing Characteristics 1990)

The Golden Triangle Planning and Development District, Starkville, Mississippi.
(1990 census data)

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.

The Authority has analyzed the housing needs of the families on the Public Housing and Section 8 waiting list. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups of the waiting lists. Data listed in the table represents characteristics of eligible households only.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location. The Authority's waiting lists are computerized. Waiting lists analysis are indicated on the following tables:

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	25		100
Extremely low income <= 30% AMI	24	96%	
Very low income (> 30% but <= 50% AMI)	1	4%	
Low income (> 50% but < 80% AMI)	0	0%	
Families with children	16	64%	
Elderly families	2	8%	
Families with Disabilities	1	4%	
Black (non -Hispanic)	18	72%	
Hispanic	0	0%	
White	1	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	15	60%	16
2BR	5	20%	37
3BR	5	20%	39
4BR	0	0%	8
5BR	0	0%	NA
5+BR	0	0%	NA

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,187		400
Extremely low income <= 30% AMI	1,756	80%	
Very low income (>30% but <=50% AMI)	370	17%	
Low income (>50% but <80% AMI)	61	3%	
Families with children	1,942	89%	
Elderly families	21	9%	
Families with Disabilities	265	12%	
Black (non -Hispanic)	1,475	67%	
Hispanic	0	0%	
White	712	33%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the ePHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Through an analysis of the Authority's jurisdiction and waiting lists, the Authority believes that extremely low -income families/ families with children/ very low -income families/working poor families/persons with disabilities/and Black (non -Hispanic) families continue to be the least well -served in the Authority's jurisdiction. As required, the information provided includes:

Households with incomes below 30% of the area median (extremely low income).

Elderly households and households with disabilities.

Identification of household race.

The Authority intends, to the maximum extent practicable, to address the communities housing needs described above. We have focused on the identified groups this past year. The Authority's effort over the next year will continue to center on addressing affordability, supply of housing resources, quality of available housing and accessibility.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

As required under the Quality Housing and Work Responsibility Act of 1998, the Mississippi Regional Housing Authority IV is submitting the following Statement of Financial Resources. The Statement includes income that is anticipated to be available to the Authority for the fiscal year beginning July 1, 2003, and ending June 30, 2004. The Authority uses an enterprise fund for budgeting and financial reporting in its operation.

Financial Resources : Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)	\$10,346,880	Program eligible purposes
a) Public Housing Operating Fund	652,660	
b) Public Housing Capital Fund	626,668	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	8,509,240	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Shelter + Care Program	558,312	Section 8 Supportive services
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	\$441,640	Public Housing Operations
4. Other income (list below)	\$ 123,440	Program Operations
Investment income	11,200	Public Housing Operations
Other income	101,840	Public Housing Operations
Investment income	10,400	Section 8 Operations
4. Non -federal sources (list below)	\$0	
Total resources	\$10,911,960	

3.PHAPolicies GoverningEligibility,Selection,andAdmissions

[24CFRPart903.79 I]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

-72. Whendoes thePHAverifyeligibilityfor admissiontopublichousing?
(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:Uponreceiptofapplicationfamilyisnotifiedofeligibilitywithin30days ofdateofapplication.

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- OtherCreditreferences

c. Yes No:DoesthePHArequestcriminalrecordsfrom locallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

-71. WhichmethodsdoesthePHAplantousetoorganizeitspublichousing waitinglist(selectall thatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

-70. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentsitemanagementoffice
- Otherpre -applicationsviaU.S.mail

c.IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear, answereachofthe followingquestions;ifnot,skiptosubsection **(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 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?

-69. 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

-68. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

-67. Income targeting:

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

b. Transfer policies:

In what circumstance will transfer take precedence over new admissions? (list below)

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

-66. 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

-65. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

-64. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Counseling by Resident Services Division

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

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

(6) Deconcentration and Income Mixing

(See Attachment "C")

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

-63. 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)

-62. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

-61. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA 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

-60. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

-59. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) Resident tenancy history and payment history if known.

(2) Waiting List Organization

-58. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program

Other federal or local program (list below)

-57. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below) All Public Housing development site offices.

Pre-applications are accepted via U.S. mail. Elderly and/or disabled applicants may be done at their current residence if applicant requests this service.

(3) Search Time

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

If yes, state circumstances below: Upon written request all voucher holders may be given a 60 day extension of time in order to enhance their search for a suitable unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

-56. 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

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

-55. IfthePHAwillemployadmissionspreferences,pleaseprioritizeby placinga“1”in thespacethatrepresentsyourfirstpriority,a“2”inthebox representingyour secondpriority,andsoon.Ifyougiveequalweightto oneormoreofthese choices(eitherthroughanabsolutehierarchyor throughapointsystem),placethe samenumbertoeach.That meansyoucanuse“1”morethanonce,“2”more thanonce,etc.

2 DateandTime

FormerFederalpreferences

- 1 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 1 Victimsofdomesticviolence
- 1 Substandardhousing
- 1 Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentstwholive and/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

-54. Amongapplicantsonthewaitinglistwiththeequalpreferencestatus,how are applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

-53. IfthePHAplans toemploypreferencesfor“residentstwholiveand/or workinthe jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthis PHAPlan

- 52. Relationship of preference to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

The Mississippi Regional Housing Authority IV operates The Shelter Plus Care (S+C) Program, which provides tenant-based Rental Assistance (catalog of federal assistance number 14.238) to homeless families jurisdiction-wide with targeted disabilities that may not otherwise qualify for other programs offered by the Authority. This 100-unit program is a special-purpose Section 8 Program.

- 51. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) *Special Requirements of the Mississippi Regional Housing Authority IV for Special Purpose Section 8 Programs*

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

- Through published notices
- Other (list below) Television media, newspapers, referral agencies such as Mental Health Districts, Alcohol and Drug Treatment Centers, Mississippi Department of Vocational Rehabilitation, Veteran's Administration, psychiatric hospitals, Adult Correctional Facilities, Life Help Agencies, Associations for Handicapped Citizens, the Salvation Army, and others similar agencies properly licensed to treat mental illness or physical disabilities.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

-50. **Public Housing**

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

-49. **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.

The Authority's Admissions and Continued Occupancy Plan (ACOP) was last revised on March 20, 2003, to include the requirements set forth in the latest rule on changes to admission and occupancy requirements. The revised ACOP has been transmitted to the Department of Housing and Urban Development. The ACOP is included as supporting documents to this Plan and is on public display. The ACOP is also available for review by residents, applicants, and the public at every office of the Mississippi Regional Housing Authority IV.

-48. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

-47. What amount best reflects the PHA's minimum rent? (select one)

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

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

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

The Mississippi Regional Housing Authority IV recognizes that in some instances even the minimum rent may create a financial hardship for families. The housing authority will review all relevant circumstances brought to the Authority's attention regarding financial hardship as it applies to minimum rent. The following states the Authority's procedures and policies in regard to minimum rent financial hardship as set forth by the QHWRA.

The Authority will notify all participant families subject to a minimum rent of their right to request a minimum rent hardship exception under the law. The

Authority will notify all families at the annual recertification appointment of

their right to request a minimum rent hardship exception. The Authority will also notify all families at time of lease -up of their right to request a minimum rent hardship exception. The Housing Manager will document in the family's file that the family has been notified of their right to request a minimum rent hardship exception. The Authority's notification will advise the family that hardship exception determinations are subject to the Authority's grievance procedures. The Authority will review all tenant requests for exception from the minimum rent due to financial hardships. All requests for minimum rent exceptions are required to be in writing. Requests for minimum rent exception must state the family circumstances that qualify the family for an exception.

The Authority will immediately grant the minimum rent exception to all families who request it. The minimum rent will be suspended until the Authority determines whether the hardship is:

- Covered by statute
- Temporary or long term

If the Authority determines that the minimum rent is not covered by Statute, the Authority will impose a minimum rent including payment for minimum rent from the time of suspension. The Authority will use its standard verification procedure to verify circumstances that have resulted in financial hardship, such as loss of employment, death in the family, etc.

In order for families to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

- The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance.

- The family would be evicted as a result of the imposition of the minimum rent requirement.

- The income of the family has decreased because of changed circumstances, including:

- Loss of employment

- Death in the family

- Other circumstances as determined by the Authority or HUD

If the Authority determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90 day period commencing on the date of the family's request for exemption. The Authority defines temporary as less than 90 days.

The Authority will offer a repayment agreement to the family for any

such rent not paid during the temporary hardship period. If the family owes the Authority money for rent arrears incurred during the minimum rent period, the Authority will calculate the total amount owed and divide it by 9 to arrive at a reasonable payment increment that will be added to the family's regular monthly rent payment. The family will be required to pay the increased amount until the arrears are repaid in full. Minimum rent arrears that are less than \$24 will be required to be paid in full the first month, following the end of the minimum rent period. The minimum monthly amount for a repayment agreement incurred for minimum rent arrears is \$6. The Authority will not enter into a repayment agreement that will take more than 9 months to pay off. If the family goes into default on the repayment agreement for back rent incurred during a minimum rent period, the Authority will re-evaluate the families' ability to pay the increased rent amount and:

Determine whether the family has the means to meet the obligation and, if so determined, initiate eviction proceedings for nonpayment of rent; or

Determine that the repayment agreement is a financial hardship to the family and if so restructure the existing repayment agreement.

The Authority will reimburse the family for minimum rent changes which took effect after October 21, 1998 that qualified for one of the mandatory exceptions. If the family is owed retroactive payment, the Authority will offset the family's future rent payments by the amount in which the Authority owes the family.

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

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

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

-46. 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

-45. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one).

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

-44. 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)

-43. Select the space or space practices 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 redeterminations:

-42. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

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

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

-41. **Flat Rents**

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

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

-40. **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 .

-39. What is the PHA's payment standard? (select the category that best describes your standard)

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

-38. 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)

-37. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

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

-36. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

-35. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

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

(2) Minimum Rent

-34. What amount best reflects the PHA's minimum rent? (select one)

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

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

The Authority recognizes that in some circumstances even the minimum rent may create a financial hardship for some families. The Authority will review all relevant circumstances brought to the Authority's attention regarding financial hardship as it applies to the minimum rent. The following states the Authority's procedures and policies in regard to minimum rent financial hardships as set forth by the eQuality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed.

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination from Federal, State, or local assistance.

The family would be evicted as a result of the imposition of the Minimum rent requirement.

The income of the family has decreased because of changed Circumstances, including:

- Loss of employment
- Death in the family

- Other circumstances as determined by the Authority or HUD.

The Authority will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent. If the minimum rent is the greatest figure in the calculation of Total Tenant Payment, PHA staff will include a copy of the notice regarding hardship request provided to the family in the family's file. The Authority notification will advise families that hardship exception determinations are subject to PHA review and hearing procedures. The Authority will review all family requests for exception from the minimum rent due to financial hardships. All requests for minimum rent hardship exceptions are required to be in writing. The Authority will request documentation as proof of financial hardship. Requests for minimum rent exception must include a statement of the family hardship that qualify the family for an exception.

The Authority will grant the minimum rent exception to all families who request it, effective the first of the following month. The minimum rent will be suspended until the PHA determines whether the hardship is:

- Covered by statute
- Temporary or long term

"Suspension" means that the Authority must not use the minimum rent calculation until the Authority has made this decision. During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly. If the Authority determines that the minimum rent is not covered by statute, the Authority will impose a minimum

rent including payment for minimum rent from the time of suspension.

If the Authority determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension. The Authority will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. If the Authority determines that there is a qualifying long-term financial hardship, the Authority must exempt the family from the minimum rent requirements.

The Authority will reimburse the family for any minimum rent charges which took effect after October 21, 1998, that qualified for one of the mandatory exceptions. If the family is owed a retroactive payment, the Authority will provide reimbursement in the form of a cash refund to the family. The Authority's definition of a cash refund is a check made out to the family.

5. Operations and Management

[24CFR Part 903.79(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)

-33. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Mississippi Regional Housing Authority IV operates in nine counties, which encompasses a geographic area of over 4,000 square miles. This broad area of operation requires special planning in establishing the management structure and organization of the Authority with particular attention to communications and in-area travel. The organizational structure is broadly divided into five divisions, Finance, Section 8, Resident Services, Maintenance, and Public Housing with all Division Directors reporting to the Executive Director and the Executive Director reporting to the Board of Commissioners. Checks and balances have been established with Internal Audit and the Procurement Officer reporting directly to the Executive Director.

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.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing	389	100
Section8Vouchers	1,973	400
Section8Certificates	0	0
Section8ModRehab	0	0
SpecialPurposeSection 8Certificates/Vouchers (listindividually)	105	25
PublicHousingDrug EliminationProgram (PHDEP)	0	0
OtherFederal Programs(list individually)		
Section8NewConstruction	100	10

-32. ManagementandMaintenancePolicies

ListthePHA’spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency’srules,standards,andpoliciesthatgovernmaintenanceandmanagementofpublic housing,inclodingadescriptionofany measuresnecessaryforthe preventionoreradicationofpest infestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8management.

(1) PublicHousingMaintenanceandManagement:(listbelow)

- *PublicHousingAdmissionandContinuedOccupancyPlan(ACOP)*
- *PestInfestationandControlPolicyandPlan*
- *AssetManagementPolicyandPlan*
- *CapitalImprovementPolicyandPlan*
- *CriminalRecordsManagementPolicy*
- *HazardousMaterialPolicy*
- *HomeownershipPolicy*
- *NaturalDisasterPolicy*
- *OperationsandManagementPolicyandPlan*
- *ResidentAdvisoryBoardPolicy*
- *Safety,Fire,andCrimePreventionPlan*
- *MaintenancePlan*
- *InfectiousDiseaseControlPolicy*
- *CashManagementandInvestmentPolicyandProcedure*
- *ProcurementPolicy*

- *PublicRecordsPolicyandProcedure*
- *FraudPolicy*
- *EmployeeSafetyManual*
- *SOP—VerificationofRegisteredSexOffenders*
- *SOP—CompanyVehicles*
- *SOP—TowingofAbandonedMotorVehicles*
- *SOP—ProceduresforReportingFires inPublicHousingUnits*
- *SOP—SecurityandConfidentialityofTenantFilesandRelated Documents*
- *SOP—CompliantProcedure*
- *SOP—IncidentReports*
- *SOP—DispositionofPropertyAbandonedbyTenant*

(2) Section8Management:(listbelow)

- *Section8AdministrativePlan*
- *FamilySelf -SufficiencyActionPlan*
- *SpecialRequirementsforSpecialPurposeSection8Programs*
- *SOP—ProceduresforRe -issuanceofHAPChecks*
- *SOP—ProceduresforLead -basedPaintRequirementforSection8 Tenant-BasedPro grams*

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6. Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, SubpartB, for residents of public housing?

If yes, list addition to federal requirements below:

-31. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

If yes, list addition to federal requirements below:

-30. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

-29. Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as " Attachment H " Fiscal Year 200 3 Capital Fund Tables.

-or-

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

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.T hisstatementcan becompletedbyusingthe5YearActionPlatableprovidedinthetablelibraryattheendofthePHA Plantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No: IstheP H A providinganoptional5 -YearActionPlanfortheCapital Fund?(ifno,skiptosub -component7B)

b.If yestoquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisin cludedwiththeFiscalYear 2003CapitalFundProg ramAnnualStatementat "AttachmentH "

-or

TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsertthere)

-28. HOPEVIandP ublicHousingDevelopmentand ReplacementActivities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.Identifyanyapproved HOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedin theCapitalFund ProgramAnnualStatement.

Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skip toquestionc;ifyes,provideresponsestoquestionbforeach grant,copyingandcompleting asmanytimesasnecessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan underway

Yes No:c)DoesthePHApplanttoapplyforaHOPEVIrevitalizationgranti n thePlanyear?
Ifyes,listdevelopmentname/sbelow:

Yes No:d)WillthePHAbengagingina nymixed -financedevelopment activitiesforpublichousinginthePlanyear?

If yes, list developments or activities below:

Yes No: (e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

-27. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
-26. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24CFR Part 903.79(i)]

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

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

-25. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
-24. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
-23. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
-22. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
-21. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

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

- 20. 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:
-19. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
-18. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
-17. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application

(datesubmittedorapproved:)

UnitsaddressedinapendingorapprovedHOPEVIR revitalizationPlan
(datesubmittedorapproved:)

Requirementsnolongerapplicable: vacancyratesarelessthan10percent

Requirementsnolongerapplicable: sitenowhaslessthan300units

Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

See AttachmentD

C.ReservedfoConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A .

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa) o rhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivityd escriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmayskip tocomponent11B.)

-16. ActivityDescription
 Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optionalPublicHousing AssetManagementTable**?(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
-15. Federal Program authority:	
<input type="checkbox"/> HOPEI	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
-14. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
-13. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

- 12. Size of Program
- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

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

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

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(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.

See " Attachment A " Implementation of Public Housing Resident Community Service Requirement.

Note that in accordance with the Department of Veteran Affairs and Housing and Urban Development and Independent Agencies Appropriations Act 2002, Section 432, the Mississippi Regional Housing Authority IV did not implement or enforce this Community Service Requirement provision. However, the 2003 Appropriations Act reinstated the requirement effective February 20, 2003. The Mississippi Regional Housing Authority IV will await direction and guidance from the Department of Housing and Urban Development before reinstating the Community Service Requirement.

A. PHA Coordination with the Welfare (TANF) Agency

- 10. Cooperative agreements:
 Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support 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
 "Memorandum of Understanding between Mississippi Department of Human Services, The Department of Housing and Urban Development, and The Mississippi Association of Housing and Redevelopment Officials".

- 9. Other coordination efforts between the PHA and TANF Agency (select all that apply)
- Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self -sufficiency services and program 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

-8. Self-Sufficiency Policies

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

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

-7. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHAMain office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Educational/Vocational Referral Program</i>	17	Random	PHAMain office	Section 8
EastM S Community College				
Greater Columbus Learning Ctr.				
<i>Job Search and Readiness Program</i>	49	Specific Criteria	PHAMain Office	Section 8
<i>Homeownership Opportunity Program</i>	27	Specific Criteria	PHAMain Office	Section 8

(2) Family Self Sufficiency program/s

-6. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 02/28/03)
Public Housing	0	0
Section 8	149	93

- 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 plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

-5. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

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

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

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

-4. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

-3. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

- MS19 -3 Yorkville
- MS19 -10 Westwood
- MS19 -17 Oakwood Hills

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

-2. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

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

-1. Which developments are most affected?(list below)

MS19 -3 Yorkville

MS19 -5 Millwood

MS19 -10 Westwood

MS19 -11 Applewood

MS19 -18 Stringer Manor and Robinson Courts

C.Coordination between PHA and the police

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

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

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

MS19 -3 Yorkville

MS19 -11 Applewood

MS19 -18A Stringer Manor

MS19 -18B Robinson Courts

2. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2001 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 FY2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESER VEDFORPETPOLICY

[24CFRPart903.79(n)]

See " Attachment B " Pet Policy

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

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

17. PHA Asset Management

[24CFRPart903.79(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

[24CFR Part 903.79 I]

A. Resident Advisory Board Recommendations

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

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

- Attached as Attachment()
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other:(list below)

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

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

Public Housing Agencies in the State of Mississippi are exempt from complying with Section 2(b) of the United States Housing Act of 1937, as amended, during fiscal year 2003. (Sec. 216, Department of Veteran's Affairs and Housing and Urban Development and Independent Agencies Appropriations Act of 2003).

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

5. 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)
6. 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)
7. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Mississippi)

8. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

9. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7 I]

The Authority is required to notify the Resident Advisory Council, the Board of Commissioners, and the Department of Housing and Urban Development of any “Substantial Deviation” or “Significant Amendment or Modification” to the current Annual Statement or Five Year Action Plan. As work progresses the Authority recognizes that conditions may change from time to time from the original anticipated project, that there may be changes to certain rent and admission policies and that there may be need to change programs and activities. The Authority recognizes its duty and responsibility to the residents, Resident Advisory Council, and to the general public to notify them of a substantial deviation or significant amendment or modification in items.

Accordingly, the Authority hereby defines “Substantial Deviation” and “Significant Amendment or Modifications” as actions that cause:

1. Change to rent or admission policies or organization of the waiting lists.
2. Additions of non-emergency large capital work items (items not included in the current Annual Statement or Five Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

A change of estimated cost or the change of work items between projects or planned years is not considered a “substantial deviation” or “significant amendment or modification”. An exception to this definition will be made for any of the above that is adopted to reflect changes in HUD regulatory requirements.

Attachments

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

Attachment A

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

Pursuant to Section 512 of the Quality Housing and Work Responsibility Act of 1998, (QHWRA) the Mississippi Regional Housing Authority IV has adopted and has in place the necessary procedures on implementation and administration of the Community Service Requirement. In accordance with the Department of Veteran Affairs and Housing and Urban Development and Independent Agencies Appropriations Act 2002, the Community Service Requirement was not be implemented or enforced during fiscal 2002. The 2003 Appropriations Act reinstated the Community Service Requirement effective February 20, 2003. The Mississippi Regional Housing Authority IV will await direction and guidance from the Department of Housing and Urban Development before reinstating the Community Service Requirement.

A revised Dwelling Lease was adopted incorporating the Community Service Requirement and other necessary changes brought about by the QHWRA on January 18, 2001, for use at the appropriate regular reexamination cycle. However, the housing authority provided written notice to all affected residents that implementation of this requirement would not begin until further notice. When the Department of Housing and Urban Development provides instruction, a written notification to existing residents regarding the Community Service Requirement or exemption status will go out at least 90 days prior to the next regularly scheduled reexamination and will also be published in the resident newsletter.

The full policy on administration of the Community Service Requirement is incorporated in the *Admission and Continued Occupancy Plan (ACOP)*, which is included as a supporting document to the PHA Plan. However, the following offers a brief description of the programmatic aspects of the requirement:

SERVICER REQUIREMENT. Each adult resident of public housing must contribute eight hours per month of community service or participate in an economic self-sufficiency program or a combination of each.

EXEMPT INDIVIDUALS. An exemption will be provided for one of the following reasons:

- Sixty-two years of age or older.
- Blind or disabled as defined by the Social Security Act.
- Engaged in work activities as defined by the Social Security Act.
- Meets the exemption requirements of the Mississippi State Plan for Temporary Assistance for Needy Families.

EXAMPLES OF TYPES OF ACTIVITIES RESIDENTS SUBJECT TO COMMUNITY SERVICE REQUIREMENTS MAY PARTICIPATE.

- Job-Search and Job-Readiness Assistance.
- Employment (unsubsidized, subsidized private sector, subsidized public sector).
- Educational or vocational training programs directly relating to employment.
- Postsecondary education.
- Improving the physical environment of the resident's development.
-

- Volunteer work in a local school, hospital, childcare center, scouting program, Boy's and Girl's Club, school bus crossing guard at a public housing development.
- Working with the youth organizations.
- Raising young (preschool) children at home while spouse is working.
- Participation in programs that develop and strengthen resident self-responsibility such as drug and alcohol abuse counseling and treatment, household budgeting, credit counseling, English proficiency, or other related activities.

ADMINISTRATION. The Housing Authority may administer activities directly or make activities available through a contractor, or through partnership with organizations including resident organizations, volunteers, or community agencies, or institutions.

NONCOMPLIANCE. If an identified family member has not complied with the Requirement, a Notice of Noncompliance will be issued. The housing authority Will not renew the lease unless the resident enters into a written agreement to cure noncompliance by completing the additional hours of service needed to make up the number of hours required over the ensuing twelve-month term of the new lease and all other family subject members are currently complying.

PETPOLICY

Pursuant to 24 CFR Part 960, Subpart G, the Mississippi Regional Housing Authority IV has adopted policies regarding pet ownership in public housing. The full policy on pet ownership in public housing is incorporated in the *Admission and Continued Occupancy Plan (ACOP)*, which is included as a supporting document to the PHA Plan. However, the following offers basic information about the Pet Policy, including a list of requirements on pet ownership:

A resident in public housing may own one or more common household pets or have one or more common household pets present in the dwelling unit. Pets shall be maintained in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations. Nothing in the *Pet Policy* or the *Dwelling Lease* limits or impairs the right of persons with disabilities to own animals that are used to assist them and such animals that visit our developments.

All pets must be approved in advance by management and the pet owner must enter a Pet Agreement with the housing authority. Pets must be registered with the housing authority before they are brought onto the premises. The following types of pets are allowed:

- DOGS—Maximum number 1, maximum adult weight 25 pounds, must be housebroken, spayed or neutered, must have all required inoculations and licenses.
- CATS—Maximum number 2, must be spayed or neutered, have all required inoculations, trained to use a litter box or other waste receptacle.
- BIRDS—Maximum number 2, must be caged at all times.
- FISH—Maximum aquarium size 10 gallons, must be maintained on approved stand.
- RODENTS—(Rabbit, guinea pig, hamster, or gerbil ONLY), maximum number 2, must be enclosed in an acceptable cage at all times.
- TURTLES—Maximum number 2

Pets not owned by a resident will not be allowed on the premises. Residents are prohibited from feeding or harboring stray animals. Resident pet owners of dogs or cats are required to pay a refundable pet deposit of \$250 for defraying the added cost attributable to the presence of a cat or dog. Pet deposits and pet waste removal charges are not considered part of rent.

DeconcentrationandIncomeMixing

The following questions replace 3(A)(6) of the PHA Plan template concerning Deconcentration and Income Mixing:

Component 3.(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name:	Number of Units	Explanation (is any) [see step 4 at 903.2 I(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2 I(1)(v)]

Conversion of Public Housing to Tenant -Based Assistance

The following questions replace 10(B) of the PHA Plan template concerning Voluntary Conversion Initial Assessments:

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? *Nine*
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? *None*
- c. How many Assessments were conducted for the PHA's covered developments? *One*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None of the PHA's developments were identified as being appropriate for conversion because removal of the development would not meet the necessary conditions for voluntary conversion as described in 24CFR972.*

Development Name	Number of Units

10. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: *The Required Initial Assessments were completed.*
Attachment E

Attachment E

Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

The following is a brief statement of our progress in meeting the mission and goals outlined in the current 5 -Year Plan. Activities to be initiated/completed and the status thereof in fiscal year s July 1, 2000 , to June 30, 2003 , are as follows:

1. Increase customer satisfaction through staff awareness by providing at least One "Customer Service" staff training session annually for the entire staff. Training is scheduled for May, 2001. *The Section 8 Division was reorganized this fiscal year and the position of "Customer Service Representative" was added and filled.*
2. The Section 8 Program will achieve and maintain the reafter a monthly occupancy rate of no lower than 95%. *The Authority was awarded an additional 117 vouchers in September and even with this additional workload reached the 95% occupancy rate on March 1, 2001.*
3. A centralized procurement and inventory control system will be developed and in place. *The Authority has hired a Procurement Officer, Inventory Control Clerk, had the computer software staff on site to provide direct training, and has centralized procurement and inventory control system in place.*
4. The REAC Inspection Survey results will be analyzed and noted deficiencies will be corrected within 30 days of receipt of the Survey. *This procedure is in place and was utilized during this year's REAC inspection.*
5. Conduct at least one Section 8 owner briefing each year to provide educational Program to current and potential owners. *This was done May 2001.*
6. Develop a home ownership identification program for Public Housing and Section 8 residents transitioning to home ownership. Program will include a method of referrals to local banking institutions, the Farmer's Home Administration, Veteran's Administration, the Mississippi Home Corporation, and others. *This program is in place and administered through our Resident Services Division.*
7. Implement public housing security improvements by providing above baseline Law enforcement security programs at all Lowndes County sites. *This is being provided through the PHDEP program.*
8. Meet with law enforcement officials where each public housing development is situated to establish a working relationship. *This has been accomplished.*
9. *Develop programs to provide or attract support services to improve resident's employability. This is being accomplished through the Community Service Requirement, which is administered by our Resident Services Division.*
10. Conduct a study of public housing residents to determine the interest in self-sufficiency programs that may be available including interest in technical, vocational, or job training programs and interest in resident business development activities. *This study has been initiated by our Resident Services*

Attachment E (con't.)

Division and has been completed.

11. Provide training to top public housing staff on discriminatory harassment against public housing residents and each year thereafter. *This training is ongoing.*
12. Promote housing discrimination awareness by ordering and making available to all residents and applicants the latest version of Form HUD -903.1, *Are you a Victim of Housing Discrimination?* *This has been done.*
13. Establish working contact with representative of the Department of Justice Civil Rights Division and the Department of Housing and Urban Development Fair Housing and Equal Opportunity Division. *This has been accomplished and a representative of the Department of Justice Civil Rights Division has provided training to the entire staff at our office.*
14. Representatives of each Division will attend at least annually appropriate training sessions to keep abreast of the latest program functions and service delivery. *This has been accomplished.*
15. Revise the Employee Performance Evaluation to ensure the goal of attaining Maintaining a high level of standards and professionalism in day -to-day management is achieved. *This has been accomplished.*
16. Become PHA high performer by June 30, 2002, and maintain thereafter. *Accomplished June 30, 2002.*
17. Make application to become a Housing Counseling Agency. *This will be completed by June 30, 2003.*
18. Provide above baseline law enforcement security programs at Project MS19 -17. *This will not be done in light of the end of PHDEP.*
19. Develop a written plan of action to reduce crime at all public housing sites. *This will be complete by June 30, 2003.*
20. Develop a written policy regarding discriminatory harassment against residents. *This will be complete by June 30, 2003.*
21. Prepare a community relations plan which includes task, schedules, and personnel assignments. *This will be complete by June 30, 2003.*
22. Establish a schedule of speaking engagements at community organizations for The Executive Director and senior staff with the purpose of presenting a positive image of the housing authority. *This is being accomplished.*
23. Hold regular group feedback meeting with public housing residents. *This is being done.*
24. Develop employee incentives to encourage a high level of standard and professionalism. *This will be complete by June 30, 2003.*
25. Implement public housing security improvements by providing above baseline law enforcement programs at Project MS19 -14, Conner Heights. *Unfortunately, this cannot be accomplished in light of the termination of the Public Housing Drug Elimination Program (PHDEP).*

Attachment E (con't.)

26. Prepare a Marketing Plan, specific to the population of the Authority's area of operation and actively market available programs. *This will be completed by June30,2003.*

AttachmentF

Resident Survey Follow -up Plan

The results of the FY2002 Customer Service and Satisfaction Survey indicated one area that received score below 75%. This area was Neighborhood Appearance (which scored 71.2%). Based on the results we have developed this Resident Survey Follow -up Plan that addresses specific areas and concerns in hopes that problems are improved and customer satisfaction in this specific area improves.

Neighborhood Appearance. We strive to maintain each development in a neat and orderly fashion that compliments the community and to respond in timely and professional manner to appearance problems. We will strive to develop a method to communicate with residents through regular resident group meetings, through Resident Councils, and through the RAB regarding their concerns and perceptions on this issue. The surveys indicated noise as a problem on several developments. The Authority will be closely working with Resident Councils and parents to keep noise levels to a minimum. Litter control contracts will be reviewed and additional personnel assigned as needed to insure that grounds are free from litter and broken glass. If identified situations as problems improve, then resident satisfaction should improve.

Attachment G

NAME	MAILING ADDRESS	HOUSING PROGRAM REPRESENTING	JURISDICTIONAL AREA REPRESENTING
YVONNEBARRY	90WrenStreet Columbus,MS 39702	Section8	LowndesCounty
ONITABROWN	677YorkvilleRd.,E.H3 Columbus,MS39702	PublicHousing (Yorkville,Applewood, StringerManor,andC 'ford)	LowndesCounty (SAYResidentCouncil)
LORENECARTER	Rt.2KellerCircle26 AckermanMS39739	PublicHousing (Millwood)	ChoctawCounty (MillwoodRC)
SONIAGUNN	414MLKDrive Eupora,MS (662)263 -4183	Section8	WebsterCounty
BETTYHANNAH	100RedHillsDrive#12 LouisvilleMS39339 (662)779 -0317	PublicHousing (RedHillRC)	WinstonCounty
TRACYMAYS	347Pecan GrenadaMS38901 (662)229 -9905	Section8	GrenadaCounty
PEGGYCULPEPPER	17WestwoodPar k EuporaMS39744	PublicHousing (WestwoodRC)	WebsterCounty
BETTYSEALS	206Forrest WestPointMS (662)494 -3031	Section8	ClayCounty
DEBORAHCLEMMONTS	169ApplewoodDrive Columbus,MS39702	PublicHousing (Applewood)	LowndesCounty

The Mississippi Regional Housing Authority IV Resident Advisory Board is jurisdiction -wide. The president of each Public Housing Resident Council was appointed to serve on the Resident Advisory Board. The Authority administers significant tenant -based assistance programs that are more than 20% of the total assisted households. Nearly half of the Resident Advisory Board members are from the tenant based assistance programs. The Authority considers this to be reasonable representation of families receiving tenant -based assistance. The Mississippi Regional Housing Authority IV Resident Advisory Board consists of individuals who adequately reflect and represent the residents assisted by the Authority.

Attachment I

In the administration of the Section 8 Homeownership Program, the Mississippi Regional Housing Authority will employ the following provisions:

- a) A minimum homeowner down payment requirement of at least 3 percent of the purchase price for participation in the Section 8 Homeownership Program. At least one percent of the purchase price will come from the family's personal resources. And
- b) Financing for purchase of a home under the Section 8 Homeownership Program:
 - i. Will be provided, insured, or guaranteed by the state or federal government; and
 - ii. Comply with secondary mortgage market underwriting requirements; or
 - iii. Comply with generally accepted private sector underwriting standards.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	82,668			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	267,000			
11	1465.1 Dwelling Equipment — Nonexpendable	83,950			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	63,050			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	626,668			
21	Amount of Annual Grant: (sum of lines 20 - 26)				
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	37,643			
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	175,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Mississippi Regional Housing Authority IV			Grant Type and Number Capital Fund Program Grant No: MS26P01950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		100,000				
HA-Wide	A&E fees	1430	Project	20,025				
HA-Wide	Asbestos testing	1430	10 sites	25,000				
MS19 -3	Security	1430	1 site	20,913				
MS19 -11	Security	1430	1 site	6,270				
MS19 -18	Security	1430	2 sites	10,460				
MS19 -3	Additional parking	1450	5 areas	10,000				
MS19 -21	Sitework-drainage	1450	1 area	10,000				
MS19 -28	Sitework-drainage	1450	2 areas	10,000				
MS19 -3	Replace vents, hoods & backsplash	1460	100	10,000				
MS19 -14	Replace HVAC and water heaters	1460	50	175,000				
MS19 -17	Replace roofing	1460	10 buildings	50,000				
MS19 -21	Replace roofing	1460	8 buildings	32,000				
MS19 -3	Replaced welling equipment	1465 01	100 each	73,000				
HA-Wide	Replacement dwelling equipment	1465 01	15 each	10,950				
HA-Wide	Replace vehicles	1475	3	43,050				
HA-Wide	Backhoe	1475	1	20,000				
	<i>Totals</i>			626,668				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program No: MS26P01950103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All activities	24 months			48 months			
	from ACC			from ACC			
	execution.			execution.			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName:MississippiRegional HousingAuthorityIV		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFY:6/30/05	WorkStatementforYear3 FFYGrant:2005 PHAFY:6/30/06	WorkStatementforYear4 FFYGrant:2006 PHAFY:6/30/07	WorkStatementforYear5 FFYGrant:2007 PHAFY:6/30/08
	Annual Statement				
MS19 -3		37,250	195,750	0	30,000
MS19 -5		42,960	16,000	94,200	5,000
MS19 -10		208,460	10,000	5,000	54,200
MS19 -11		10,000	13,750	26,693	131,500
MS19 -14		100,000	6,600	0	103,750
MS19 -17		0	0	148,000	0
MS19 -18A		8,500	126,750	29,850	77,018
MS19 -18B		0	86,000	31,000	42,000
MS19 -21		0	0	9,000	0
MS19 -28		0	8,750	0	0
HA-Wide		219,498	163,068	282,925	183,200
CFPFundsListedfor 5-yearplanning		626,668	626,668	626,668	626,668
ReplacementHousing FactorFunds					

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

Activities for Year: <u> 4 </u> FFY Grant: 9/30/06 PHAFY: 6/30/07			Activities for Year: <u> 5 </u> FFY Grant: 9/30/07 PHAFY: 6/30/08		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MS19 -5	Sitework-sidewalks	6,000	MS19 -3	Sitework-street	30,000
	Pre-wire telephone/TV	7,200	MS19 -5	Replace floortile	5,000
	Replace interior doors	56,000	MS19 -10	Pre-wire tele phone/TV	7,200
	Playground equipment	25,000		Replace interior doors	42,000
MS19 -10	Sitework-clearing	5,000		Sitework-drainage	5,000
MS19 -11	Sitework-drainage	19,193	MS19 -11	Replace windows	82,000
	Replace bridge	7,500		Replace interior doors	43,500
MS19 -17	Replace HVAC	140,000		Venthoods/backsplash	6,000
	Venthoods/backsplash	8,000	MS19 -14	Site office	25,000
MS19 -18A	Storage room doors	9,750		Sitework-drainage	5,000
	Additional parking	20,100		Replace interior doors	52,500
MS19 -18B	Additional parking	16,000		Venthoods/backsplash	10,000
	Sitework-drainage	12,000		Pre-wire telephone/TV	11,250
	Sitework-regrading	3,000	MS19 -18A	Replace interior doors	68,018
MS19 -21	Fencing	5,000		Venthoods/backsplash	6,000
	Venthoods/backsplash	4,000		Remove BB court	3,000
HA-Wide	Replace exterior locks	82,125	MS19 -18B	Replace interior doors	42,000
	Operations	100,000	HA-Wide	A&E fees	30,200
	Security	35,000		Security	35,000
	Replace vehicles	36,000		Replace vehicles	36,000
	A&E fees	29,800		Operations	82,000
Total CFPE Estimated Cost		\$626,668			\$626,668

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	22,463	49,128	11,740.23	0
3	1408 Management Improvements	104,103	104,103	104,102.72	104,102.72
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43,057	25,000	25,000.00	20,444.66
8	1440 Site Acquisition				
9	1450 Site Improvement	122,189	35,448	35,448.00	0
10	1460 Dwelling Structures	300,291	404,469	404,468.90	113,586.90
11	1465.1 Dwelling Equipment — Nonexpendable	16,000			
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	51,417	41,372	41,372.15	41,372.15
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	659,520	659,520	622,132.00	279,506.43
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: MississippiRegionalHousingAuthorityIV		GrantTypeandNumber CapitalFundProgramGrantNo: MS26P01950101 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/02 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21Related toEnergyConservationMeasures	175,000	290,882	290,882.00	0

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

PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		22,463	49,128	11,740.23	0	Pending
HA-Wide	Telephone system upgrade	1408	1	6,000	6,000	6,000.00	6,000.00	Complete
HA-Wide	Replace computer equipment	1408	1	98,103	98,103	98,102.72	98,102.72	Complete
HA-Wide	A&E Fees	1430	Project	30,000	25,000	25,000.00	20,444.66	In progress
HA-Wide	Asbestos testing	1430	10 sites	13,057	0	0	0	Rescheduled
MS19 -11	Replace HVAC and water heaters	1460	30	105,000	116,550	116,550.00	0	In progress
MS19 -14	Replace roofs	1460	25 buildings	125,291	113,587	113,586.90	113,586.90	Complete
MS19 -21	Replace HVAC and water heaters	1460	20	70,000	174,332	174,332.00	0	In progress
MS19 -3	Sidewalk replacement	1450		72,189	6,831	6,831.00	0	In progress
MS19 -17	Sitework-drainage	1450	3 areas	50,000	28,617	28,617.00	0	In progress
MS19 -21	Replaced welling equipment	1465 01	20 each	16,000	0	0	0	Rescheduled
HA-Wide	Forklift	1475	1	14,986	14,986	14,986.00	14,986.00	Complete
HA-Wide	Tractor	1475	1	14,000	17,955	17,955.00	17,955.00	Complete
HA-Wide	Trackhoe	1475	1	14,000	0	0	0	Rescheduled
HA-Wide	High pressure sewer cleaner	1475	1	8,431	8,431	8,431.15	8,431.15	Complete
	<i>Totals</i>			<i>659,520</i>	<i>659,520</i>	<i>622,132.00</i>	<i>279,506.43</i>	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	34,020	72,233	0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,000	36,500	36,500.00	11,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	70,500	66,000	0	0
10	1460 Dwelling Structures	406,148	364,902	4,901.72	4,901.72
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	5,000	5,000	0	0
13	1475 Non Dwelling Equipment	72,000	82,033	82,033.00	82,033.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	626,668	626,668	123,434.72	97,934.72
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	48,000	48,000	0	0

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

PHAName: Mississippi Regional Housing Authority IV		Grant Type and Number Capital Fund Program Grant No: MS26P01950102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		34,020	72,233	0	0	
HA-Wide	A&E Fees	1430	Project	39,000	36,500	36,500.00	11,000.00	In progress
MS19 -3	Replaces sanitary sewer lines	1450	19 units	38,000	28,500	0	0	Design
MS19 -3	Remove basketball court slab	1450	1	2,500	2,500	0	0	Design
MS19 -28	Clean and rework ditches	1450	2 areas	30,000	35,000	0	0	Design
MS19 -3	Rework front facades	1460	8 buildings	45,000	50,000	0	0	Design
MS19 -3	Floor tile	1460	192 boxes	5,000	4,902	4,901.72	4,901.72	Complete
MS19 -3	Replace windows	1460	120	48,000	30,000	0	0	Design
MS19 -3	Replace screen doors	1460	20	6,000	4,500	0	0	Design
MS19 -3	Add central air conditioning	1460	20	70,000	50,000	0	0	Design
MS19 -3	Add clothes dryer connections	1460	14 units	7,000	7,000	0	0	Design
MS19 -3	Rework closets for laundry room	1460	6 units	12,000	12,000	0	0	Design
MS19 -28	Add screen doors	1460	70	21,000	14,000	0	0	Design
MS19 -28	Add air conditioning	1460	35	87,500	87,500	0	0	Design
MS19 -3	Replace floor covering Res. Svcs. Bldg.	1470	1 building	5,000	5,000	0	0	Design
MS19 -28	Replace kitchen cabinets	1460	35 units	104,648	105,000	0	0	Design
HA-Wide	Replace vehicles	1475	4	72,000	82,033	82,033.00	82,033.00	Complete
<i>Totals</i>				626,668	626,668	123,434.72	97,934.72	

