

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

Small PHA Plan Update
Annual Plan for Fiscal Year: July 1, 2003

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

PHA Plan Agency Identification

PHA Name: Starkville Housing Authority

PHA Number: MS047

PHA Fiscal Year Beginning: July 1, 2003

PHA Plan Contact Information:

Name: Floyd J. Johnson, Jr.

Phone: (662) 323-5536

TDD:

Email (if available): starkvilleha@bellsouth.net

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

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

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

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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Attachments

- Attachment A: Supporting Documents Available for Review
- Attachment B: Capital Fund Program Annual Statement
- Attachment C: Capital Fund Program 5 Year Action Plan
- Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D: Resident Membership on PHA Board or Governing Body
- Attachment E: Membership of Resident Advisory Board or Boards
- Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Attachment G: PHA's Progress in Meeting 5-Year Plan Mission and Goals

Attachment H: 2001 Capital Fund Performance & Evaluation Report

Attachment I: 2002 Capital Fund Performance & Evaluation Report
Attachment J: Component 3, (6) Deconcentration and Income Mixing
Attachment K: Statement of Consistency with the Consolidated Plan of Mississippi
Attachment L: Component 10(B) Voluntary Conversion Initial Assessments

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Authority has met or exceeded goals set for the present year. The Authority was designated “high performer” status for the tenth consecutive year.

The threat of the “one strike & out” policy has been a good deterrent to drugs and crime. There has been an obvious reduction in drug activity. This was due to the PHDEP program and increased police presence in the development.

Both the Executive Director and the Chairman of the Board of Commissioners continue in leadership roles in the Mississippi Association of Housing & Redevelopment Officials (MAHRO) and the Southeast Regional Council of the National Association of Housing & Redevelopment Officials (SERC-NAHRO).

The Self-Sufficiency program is an active and vibrant program. It has been the subject of complimentary remarks by the mayor of the City as well as from the community at large.

The lack of PHDEP funds has impacted significantly on the budget and consequently, activities in the developments of the Authority.

The Resident Council of the Authority remains an active participant in the affairs of the Authority.

There has been a significant revision of Capital Fund priorities due to:

- ③ Needs pointed out in this year’s in house UPCS inspection conducted by outside contractor.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year’s PHA Plan that are not covered in other sections of this Update.

Policy Change – Lease agreement revised to delete the section on community service requirements due to a HUD regulation change.

Program Change – Re-evaluate drug prevention program due to the elimination of PHDEP Grant.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 460,436.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: Pecan Acres & Pecan Acres Circle 1b. Development (project) number: MS047001 and MS047003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>18 April 2002</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input checked="" type="checkbox"/> Public housing for 0 units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: Unknown b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year?

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment ____.

6. Other Information

[24 CFR Part 903.79 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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

2. If yes, the comments are Attached at Attachment (File name) F

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

- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.

Other: (list below)

- ③ Storage buildings for Project MS047005-E (Included in Capital Fund 5 Year Plan.)
- ③ Replacement of mailbox clusters in Projects MS047005 and MS047002 (Mail Box Clusters for Project MS047005 are included in the 2003 Operating Budget.

B. 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
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below) Attachment L
PHA received a letter from the Golden Triangle Planning & Development District, Inc. stating the information requested is unavailable from any census data or any other data available from its office.
3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Capital Fund Five Year Plan revised to more realistically show funding probability.

B. Significant Amendment or Modification to the Annual Plan:

Attachment A

Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	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
	Section 8 rent determination (payment standard) policies <input 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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and/or disposition of public housing	Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations 	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	providing funding, services or other in-kind resources for PHDEP-funded activities; <ul style="list-style-type: none"> · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Deconcentration of Poverty and Income Mixing	Annual Plan: Deconcentration Policy

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program Grant No: MS26P04750103 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: 02/28/2003 <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	30,000			
3	1408 Management Improvements	16,800			
4	1410 Administration	26,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	255,408			
11	1465.1 Dwelling Equipment— Nonexpendable	50,728			
12	1470 Nondwelling Structures	24,000			
13	1475 Nondwelling Equipment	20,000			
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	460,436			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program Grant No: MS26P04750103 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: 02/28/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	2 – 20)				
22	Amount of line 21 Related to LBP Activities	00.00			
23	Amount of line 21 Related to Section 504 compliance	00.00			
24	Amount of line 21 Related to Security – Soft Costs	00.00			
25	Amount of Line 21 Related to Security – Hard Costs	00.00			
26	Amount of line 21 Related to Energy Conservation Measures	00.00			

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

PHA Name: The Housing Authority of the City Starkville, Mississippi		Grant Type and Number Capital Fund Program Grant No: MS26P04750103 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	
MS047001	Replace Ref/Ranges	1465 .1	40	28,000				
HA-Wide	Annual Inspection	1408		4,800				
HA-Wide	Management Improvements	1408		12,000				
MS047001	Install Central Heating	1460	40	38,708				
MS047002	Install Central Heating	1460	40	50,000				
MS047003	Replace Roofs	1460	34	16,000				
MS047003	Replace Storm Doors	1460	34	10,000				
MS047003	Paint walls & ceilings	1460	34	11,700				
MS047003	Construct Storage Blding @ day care center	1470	1	6,000				
MS047004	Replace A/C @ day care center	1470	1	6,000				
MS047004	Replace storm doors	1460	16	5,000				
MS047004	Install address-o-lites	1460	16	7,000				
MS047004	Paint interior walls/ceiling	1460	16	16,000				
MS047004	Construct storage blding@ day care center	1470	1	6,000				
MS047005	Install address-o-lites	1460	84	20,000				
MS047005	Landscaping	1450		5,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City Starkville, Mississippi			Grant Type and Number Capital Fund Program Grant No: MS26P04750103 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	
MS047005	Replace Ref/Ranges	1465 .1	84	22,728				
MS047005	Replace Floor Tile	1460	84	23,000				
MS047005	Construct storage bldg @ day care center	1470	1	6,000				
MS047004	Install security screens	1460	16	6,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Starkville, Mississippi			Grant Type and Number Capital Fund Program No: MS26P04750103 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	
HA-Wide	All Funds will be obligated within 18 months			All Funds will be expended within 36 months			

ATTACHMENT C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: The Housing Authority of the City of Starkville, Mississippi					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007	
	Annual Statement					
HA-Wide		30,000	30,000	30,000	30,000	
HA-Wide		27,000	27,000	27,000	27,000	
HA-Wide		26,500	26,500	26,500	26,500	
HA-Wide		4,800	4,800	4,800	4,800	
MS047001		122,000	12,000	0	127,136	
MS047002		0	102,000	8,400	4,000	
MS047003		80,000	90,000	144,200	101,000	
MS047004		0	0	219,536	4,000	
MS047005		153,500	35,000	0	136,000	
MS047005E		16,636	133,136	0	0	
CFP Funds Listed for 5-year planning		460,436	460,436	460,436	460,436	
Replacement Housing Factor Funds						

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MS047001	Paint Interior walls/ Ceilings	20,000	HA-Wide	Operations	30,000
Annual	MS047001	Install Central Heating	102,000	HA-Wide	Clerk of the Works	26,500
Statement				HA-Wide	Fees & Costs	27,000
				MS047001	Paint Interior Walls/Ceilings	12,000
				MS047001	Refurbish Adm Office	0
	MS047003	Install Central Heating	80,000	HA-Wide	Inspection Fees	4,800
	MS047005	Replace Roofs	30,000	MS047003	Expand Community Building	90,000
	MS047005	Replace Tub Surrounds	29,000	MS047005E	Replace Roofs	18,136
	MS047005	Paint Interior walls/ceilings	0	MS047005E	Add HVAC Units	90,000
	MS047005	Replace Hot Water Heaters	0	MS047005E	Replace Interior Doors/Paint	25,000
	MS047005E	Replace Roofs	10,000	MS047005	Replace Roofs	28,000
	MS047005E	Lawn Mower/Edger	6,636	MS047005	Lawn Mower	7,000
	HA-Wide	Operations	30,000			
	HA-Wide	Clerk of the Works	26,500	MS047002	Install Central Heat	102,000
	HA-Wide	Fees & Costs	27,000			
	HA-Wide	Annual Inspection	4,800			
	MS047005	Install Central Heating	94,500			
						460,436

Total CFP Estimated Cost	460,436			
				Total CFP Estimated Cost

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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	30,000	HA-Wide	Operations	30,000
HA-Wide	Clerk of the Works	26,500	HA-Wide	Clerk of the Works	26,500
HA-Wide	Fees & Costs	27,000	HA-Wide	Fees & Costs	27,000
MS047003	Landscaping	6,000	HA-Wide	Annual Inspection	4,800
MS047003	Replace Computers	12,000	MS047001	Replace tubs/showers	82,136
MS047003	Replace Copier	10,000	MS047001	Install Address-O-Lites	10,000
MS047003	Replace Ranges	13,800	MS047001	Install Security Screens	15,000
MS047003	Replace Refrigerators	18,400	MS047001	Ceiling Repairs	20,000
MS047003	Install Central Heat	84,000	MS047002	Install Mail Drops	4,000
MS047004	Replace Adm Vehicle	23,936	MS047003	Security Screens	13,000
MS047004	Install Security Screens	0	MS047003	Replace Roofs	65,000
MS047004	Replace Windows	18,000	MS047003	Install Address-O-Lites	8,000
MS047004	Install Central Heat	100,000	MS047004	Storm Doors	15,000
MS047004	Install Storm Doors	0	MS047004	Install Mail Drops	4,000
MS047004	Replace Bathroom Fixtures	68,600	MS047005	Install Mail Drops	8,000
MS047004	Side Walk Repairs	8,000	MS047005	Install Security Screens	25,000
MS047004	Install new Shower Heads	1,000	MS047005	Install Electrical Surge Protection	20,000
			MS047005	Replace Roofs	30,000
HA-Wide	Annual Inspection	4,800	MS047005	Purchase Maint Truck	25,000
MS047002	Storm Door	8,400	MS047005	Replace Storm Doors	20,000
			MS047005	Purchase Lawn Mower	8,000
		460,436			460,436

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

Mississippi is exempt from this requirement until October 1, 2003

B. Date of next term expiration of a governing board member: September 5, 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mack Rutledge, Mayor

Sumner D. Davis, Alderman - Ward 1

Frank Davis, Alderman - Ward 2

P. C. (Mac) McLaurin, Alderman - Ward 3

Lee Beck, Alderman - Ward 4

Virgil N. Bolin, Alderman - Ward 5

Roy Perkins, Alderman - Ward 6

Vic Zitta, Alderman - At Large

ATTACHMENT E

Membership of Resident Advisory Board

Mrs. Betty Ashford, President
42 Peoples Street
Starkville, MS 39759

Mrs. Evette Williams, Vice-President
117 Zuber Street
Starkville, MS 39759

Dorothy Tate
157 Pecan Acres
Starkville, MS 39759

Mrs. Josephine Ward
154 Pecan Acres Circle
Starkville, MS 39759

Alvin Turner
158 Pecan Acres
Starkville, MS 39759

Gladys Peters
105 Zuber Street
Starkville, MS 39759

Lateshia Bush
29B Peoples Street
Starkville, MS 39759

A letter was mailed to each resident asking for interested residents to serve on the Resident Advisory Board. All interested person's names were placed on a ballot and the Residents elected the above representatives from each development. The above Board was elected in March 2003 to serve a three-year term to end March 2006.

Attachment F

Comments Received From The Resident Advisory Board

- ③ Recommended storage buildings for elderly project be included in the Capital Fund Program.
- ③ Recommended new vanities for the bathrooms in Project MS047003.
- ③ Recommended mailbox clusters be replaced in Projects MS047002, MS047004 & MS047005.
- ③ Recommended parking spaces for Project MS047005

The Starkville Housing Authority intends to use the Resident Participation Funding in the amount of \$5,700.00 to employ a resident to drive the Authority van to take elderly and disabled residents to doctor's appointments, grocery shopping and other errands.

ATTACHMENT G

PHA's PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS

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

The vacancy rate at the Starkville Housing Authority is less than 1%. This has been accomplished by paying particular attention to down days, maintenance days and lease up days.

PHA Goal: Improve the quality of assisted housing:

The Starkville Housing Authority presently has two Capital Fund/modernization contracts in effect. Although we did not score 100% on the PHAS score we are making progress toward reaching that goal. The Housing Authority did achieve High Performer status overall under the PHAS system. Many of the items included under modernization were suggestions made by the customer (resident).

PHA Goal: Increase assisted housing choices:

The Starkville Housing Authority maintains constant liaison with banks and other money lenders in order to help residents achieve home ownership. We have formed a partnership with Habitat For Humanity and several residents have achieved home ownership through this partnership. The Authority screens residents for rent paying habits, house keeping habits and good citizenship and make recommendations to Habitat For Humanity as we help the resident prepare their applications. The Authority maintains contact with other nearby housing authorities and provide names from our waiting list.

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

PHA Goal: Provide an improved living environment: The Authority has met the goal of deconcentration of poverty in each of the developments by assuring access for lower income families into higher income developments.

Implement Public Housing Security Improvements: The “One Strike and Out” policy is strictly adhered to. Additionally the developments are well lit through installed security lighting. There are frequent police patrols and a city police station located in Project MS047002.

The Authority has not found it necessary to move families in order to achieve deconcentration but rather has achieved this goal through attrition and move out/in.

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

PHA Goal: The Authority has increased job opportunities through job training for residents. Additionally there is an on site GED program as well as three separate on site child care centers.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing objectives: The Starkville Housing Authority has, does and always will comply with all applicable state and Federal laws and regulations pertaining to housing and all civil rights. This includes child care, self sufficiency programs and employment in order to assure a suitable living environment for families living in our developments, regardless of race, color, religion, national origin, sex, familial status or disability.

The Authority has achieved the goal of 5% of units of 504 accessible for wheel chairs and hearing and sight impaired. The Authority transports elderly and disabled residents for doctor’s appointments, shopping and voting on election days.

ATTACHMENT H

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program: MS26P04750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:02/28/2003 <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	30,000	30,000	30,000	30,000
3	1408 Management Improvements	4,500	9,427.75	9,427.75	2,927.75
4	1410 Administration	25,000	25,000	25,000	3,780.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	27,000	27,000	27,000	3,500
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	5,000	5,000	2,150
10	1460 Dwelling Structures	266,000	296,513.25	292,733.84	125,875
11	1465.1 Dwelling Equipment Nonexpendable	18,313	17,640	17,640	12,240
12	1470 Nondwelling Structures	60,000	40,000	40,000	16,125
13	1475 Nondwelling Equipment	49,000	34,232	34,232	28,232
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program: MS26P04750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:02/28/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 219)	484,813	484,813	481,033.59	224,829.75
21	Amount of line 20 Related to LBP Activities	00.00			
22	Amount of line 20 Related to 504Compliance	00.00			
23	Amount of line 20 Related to Security	00.00			
24	Amount of line 20 Related to Energy Conservation Measures	00.00			

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

PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program #: MS26P04750201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
MS047005-E	Replace Vinyl Composition Floor	1460	15	15,000	12,000	12,000	5,160	43%	
MS047005-E	Replace Roofs	1460	5	8,000	10,200	10,200	4,300	43%	
MS047005-E	Replace Ranges & Refrigerators	1465.1	30	18,313	17,640	17,640	12,240	69%	
MS047001002002 004005 &005-E	Annual Inspection Fees	1408	1	4,500	9,427.75	9,427.75	2,927.75	31%	
MS047001002003 004005 &005-E	Fees and Costs	1430	1	27,000		27,000	3,780	14%	
MS047001002003 004005 &005-E	Clerk of the Works	1410	1	25,000		25,000	3,500	14%	
MS047001002003 004004 & 005	Operations	1406	1	30,000		30,000	30,000	100%	
MS047005	Purchase Commercial Refrigerator	1470	1	1,500		0	0	0%	
MS047005	Purchase Commercial Freezer	1470	1	1,000		0	0	0%	
MS047004	Install Mini Blinds	1460	16	6,400		6,400	2,752	43%	
MS047005	Repair Bath Leaks	1460		800		800	344	43%	

ATTACHEMENT I

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program Grant No: MS26P04750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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:02/28/2003 <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	30,000			
3	1408 Management Improvements				
4	1410 Administration	26,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	11,500			
10	1460 Dwelling Structures	312,936			
11	1465.1 Dwelling Equipment—Nonexpendable	23,500			
12	1470 Nondwelling Structures	23,000			
13	1475 Nondwelling Equipment	6,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	460,436	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Starkville, Mississippi		Grant Type and Number Capital Fund Program Grant No: MS26P04750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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:02/28/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Starkville, Mississippi			Grant Type and Number Capital Fund Program Grant No: MS26P04750102 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		30,000				
HA-Wide	Administration	1410		26,500				
HA-Wide	Fees & Costs	1430		27,000				
MS047001	Landscape Upgrade	1450		5,000				
MS047002	Install Central Heating	1460	4	20,623				
MS047002	Install Fire Suppressors & Vent Hoods	1460	40	32,000				
MS047002	Replace tubs, faucets, shower liners, & floors in bathrooms	1460	20	15,000				
MS047002	Landscape Upgrade	1450		5,000				
MS047003	Replace Roofs	1460	17	16,000				
MS047003	Replace VCT Floor Tile	1460	17	25,000				
MS047003	Replace Playground Equipment	1470		5,000				
MS047003	Replace Ranges/Refrigerators	1465	34	23,500				
MS047004	Install Fire Suppressors/Vent Hoods	1460	16	7,000				
MS047004	Install Central Heating	1460	10	50,000				
MS047004	Landscape Upgrade	1450		1,500				
MS047004	Replace Playground Equipment	1470		5,000				
MS047005	Paint Interior Walls/Ceilings	1460	15	24,100				
MS047005	Replace Playground Equipment	1470		5,000				
MS047005	Replace Fencing Around Playground	1470		8,000				
MS047005	Replace Roofs	1460	15	26,213				

Attachment J

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 (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
MS047003	34	Average income above 115% of the average of all developments. Action being taken to bring within acceptable percentage according to our Deconcentration Policy.	Deconcentration & Income Mixing Policy

ATTACHMENT K

Statement of Consistency with the Consolidated Plan of Mississippi

I, Floyd J. Johnson, Jr., Executive Director of the Starkville Housing Authority do hereby certify that the FY 2003 Annual Plan is consistent with the Consolidated Plan of Mississippi prepared pursuant to 24 CFR Part 91.

ATTACHMENT L

Conversion of Public Housing to Tenant-Based Assistance

The following questions will 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? **Five**

- B. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions on exemption (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 24 CFR 972.**

Development Name	Number of Units

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

