

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 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: Housing Authority of the City of Jackson, Mississippi

PHA Number: MS103

PHA Fiscal Year Beginning: 07/0//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
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

It is the mission of the Housing Authority of the City of Jackson, Mississippi to be the leader in our community in providing quality and affordable housing, while maintaining a safe environment, supported by programs and services to encourage economic improvement, personal empowerment and home ownership.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
- Continue to develop program to analyze area work market trends and create 100 housing units according to these trends by June 2005.**
- Acquire or build units or developments

Continue to implement steps to increase housing inventory according to area needs, which includes increasing JHA associated housing stock by June 2005.

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) **88**

By December 31, 2004, have each management staff certified in public housing management and attend communication training to better interface with residents and the public as a whole. Our goal is to ensure that the management team we put in place continue to receive necessary training to stay abreast of changing market trends and regulations.

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

To continue to increase services to residents and better communicate management strategies with our residents. It is important to management that residents and citizens of Jackson know that the Housing Authority is being proactive in meeting our mission.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

By June 30, 2005 the Housing Authority wants to reduce calls for maintenance to an average of 2 per unit, per year. The Housing Authority monitor and evaluation data to direct capital fund resources to those units and buildings that require the most attention and expect to reduce the need for maintenance as a result of such data.

Renovate or modernize public housing units:

By June 2005, the Housing Authority will have completed the major modernization at Golden Key Apartments and will have completed approximately 30% modernization at Willow Grove Apartments, if no further issues beyond the control of the Housing Authority surface.

Demolish or dispose of obsolete public housing:

By December 31, 2004, 182 units are proposed to be demolished at White Rock Apartments.

Provide replacement public housing:

Propose replacement housing as determined by the disposition of the White Rock Apartments

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Ongoing homeownership program that was implemented in FY2000. The proceeds of sales will be used to create new homeownership opportunities.

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

Utilizing its bonding capacity, the Housing Authority will continue to provide conduit funding or partner in funding for new housing development.

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

By June 30, 2005 JHA will make available 15 units to provide for mixed income families.

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

- Implement public housing security improvements:

Continue a law enforcement presence and private patrol presence by utilizing PHDEP funding at White Rock, Willow Grove, and Golden Key. JHA will implement a comprehensive monitoring system using passive surveillance, in addition to working with and utilizing local law enforcement and a private patrol firm

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:

JHA will continue to expand its outreach in to the business community by working with its vendors to employ and utilize residents in their businesses when hiring opportunities become available, with a specific focus on vendors and contractors doing business with JHA

- Provide or attract supportive services to improve assistance recipients' employability:

Continue to partner with and establish new links with local institutions of higher education and other entities that promote upward mobility to the community through broad base skills training and through these links make available supportive services to improve assistance recipients employment.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Continue to identify community resources serving the elderly and families with disabilities and expand existing community resource directory and through these resources, make available supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Continue to monitor JHA's implementation of fair housing provisions monthly. By FY 2003, JHA will designate staff to monitor.

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:

Continue to investigate and resolve complaints completely and expeditiously monthly.

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

Continue utilizing the best in design to ensure accessibility and comply with the provision of 504. JHA will make sure any aspect Of modernization work will incorporate provisions of 504 as part of minimum design guidelines.

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR 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

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This annual plan continue to outline the direction the Housing Authority plans to take in meeting statutory requirements, meeting customer demands and how we plan to position the Authority to meet the future needs of the housing market. Fiscal year 2002 brought about many changes to the Authority, Residents, and the Community we serve. Fiscal year 2003 will be a continuance of our goals including a special focus on the age of our housing stock and the issues associated with aging properties. The plan focuses on family upward mobility by providing opportunities and support for those families who are ready to take the next step in community living – home ownership. The plan includes provisions for giving preference to working families, increasing minimum rents and addressing those families who experience hardships.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Statement of Progress

Pet Policy

Voluntary Conversion Assessment De-concentration Policy

FY 2000 Capital Fund Program & Evaluation

**FY 2001 Capital Fund Program & Evaluation
 FY 2002 Capital Fund Program & Evaluation
 Resident Advisory Board Members
 Organizational Chart
 De-concentration Policy**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair 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	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 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	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 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
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	8,568	5	5	5	2	4	5
Income >30% but <=50% of AMI	4,659	4	5	5	2	4	5
Income >50% but <80% of AMI	5,976	2	3	2	2	3	3
Elderly	3,425	5	4	5	4	5	5
Families with Disabilities	382	5	5	5	5	5	5
Race/Ethnicity	11,512	4	5	5	3	5	5
Race/Ethnicity	17,176	5	5	5	3	5	5
Race/Ethnicity	128	4	4	4	2	4	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **City of Jackson, Mississippi 2000**
- 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)
Comprehensive Housing Affordability Strategy (CHAS) City of Jackson, Mississippi, 1994-1998. No change was affected in the City’s One-Year (2002) Action Plan

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input 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	131		20
Extremely low income <=30% AMI	109	83.21	
Very low income (>30% but <=50%	22	16.79%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)			
Families with children	62	47.33%	
Elderly families	24	18.32%	
Families with Disabilities	45	34.35%	
Race/ethnicity	6	4.58%	
Race/ethnicity	124	94.66%	
Race/ethnicity	1	0.76%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	81	61.83%	
2 BR	25	19.08%	
3 BR	18	13.74%	
4 BR	6	4.58%	
5 BR	1	0.76%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

Utilizing the Section 5(h) Homeownership Program, HOME Funds and CBDG funds to create affordable mortgage products that offset the cost of housing and in keeping the units affordable.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

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

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	1,033,430	
b) Public Housing Capital Fund	893,121	
c) HOPE VI Revitalization	10,000,000	
d) HOPE VI Demolition	300,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	100,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2002 Capital Funds	823,121	Capital Improvement
Public Housing Development	250,468	Capital Improvement
3. Public Housing Dwelling Rental Income		
Dwelling Rental	588,000	PH Operations
4. Other income (list below)		
Interest	47,000	PH Operations
Tenant Charges, Laundry	11,000	PH Operations
4. Non-federal sources (list below)		
Total resources	14,046,140	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number):**30**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Criminal records, credit reports, NCIC reports, Sex Offender report and landlord references are verified after families are within the first 5 of being offered a unit.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe): **Credit Report and Sex Offender Reports**

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

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

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

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(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:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 10%
- 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?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below): **Jackson Metro Apartment Guide**

B. Section 8 Tenant-Based Assistance – NOT REQUIRED

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)

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

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

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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	498	20
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	498	0
Other Federal Programs(list individually)	N/A	
Capital Fund	498	0

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below) :
Facility Operations Manual
- (2) Section 8 Management: (list below)
N/A

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance – N/A

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? **FY2003**

If yes, list development name/s below:
White Rock Apartments

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:
Replacement Housing Units for White Rock Apartments and Provide Mixed Financed Housing for Those Involved in the Section 5(h) Program

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:
13 Single Family Homes for Sale Under Section 5(h) Program

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: White Rock Apartments
1b. Development (project) number: MS103006-01
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (10/30/02)
5. Number of units affected: 182
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/2003 b. Projected end date of activity: 9/30/2006

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Golden Key Apartments
1b. Development (project) number: MS103006-03
2. Designation type:

Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (10/30/1975)
5. 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? N/A
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	

<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <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
5. 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 (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or

plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Rolling Pines/Presidential Hills
1b. Development (project) number:	MS26P103-005
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" 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:	<u>(07/04/2000)</u>
5. Number of units affected:	32
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance – N/A

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

high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **02/11/2000**

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Health Screening	152	All Residents	PHA Comm Room	PH
Senior Holiday Dinner	152	All Seniors/Hand	PHA Comm Room	PH
After School Tutorial	65	Age Criteria	PHA Social Serv. Off.	PH
Boys & Girls Club	225	Age Criteria	PHA Social Serv. Off.	PH
Family Fun Day	214	All Residents	PHA Grounds	PH

Home Health Services	4	Age Criteria	Golden Key Res. Apts	PH
Commodity Surplus Food	135	Age Criteria	GoldenKey Dev. Off.	PH
GED Program	6	Open	Whiterock, Soc. Serv.	PH
Job Readiness	14	Open	PHA Social Serv. Off/Site Comm Room.	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	70	92
Section 8	N/A	N/A

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

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

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

2. What information or data did the PHA 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 trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

White Rock Apartments
Willow Grove Apartments
Golden Key Apartments
Presidential Hills Homes

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

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

Passive Surveillance
Upgrade Alarm Systems
Install Electronic Preventive Measures
Re-Key Lock Cores
Redesign Entrance to Sites for Better Monitoring and Control
Re-Striping Lots with Designated Parking and Re-Signing Paved Areas

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

White Rock Apartments
Willow Grove Apartments
Golden Key Apartments

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?

- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)
Because of merger of PHDEP funding with the public housing operating funding for FY 2002, the PHDEP plan template is not attached.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

Ms. Sandra Gray: Explain minimum rents, how does it work?

Mr. Carmon: The minimum rent currently charged by the Housing Authority is \$25.00. Under this plan, the PHA will increase the minimum rent to \$50.00.

Minimum rent is the minimum amount of rent each family is expected to pay for housing. Under this plan, the Housing Authority will also include provisions for hardships, those instances where a family may experience a hardship such as death in the family or loss of employment, that will cause a family to not meet their rent obligations on a short-term basis. Hardships are determined on a case-by-case basis and all information must be verified.

Ms. Vicki Stanford: What can be done about providing a mailbox for outgoing mail?

Mr. Carmon: We can talk with the Postal Service about installing a mailbox at Willow Grove.

Ms. Sandra Gray: We had a mailbox at Willow Grove at one time, but the children vandalized the box and put foreign objects in the mailbox. Another issue was the theft of items from the mailbox. This prompted the residents to request that the mailbox be removed.

Mr. Carmon: Thanks for the background information. If the resident council request that a mailbox be installed, we will meet with the Postal Service to provide one.

Ms. Vicki Stanford: What can we do about the light fixtures at Willow Grove?

Mr. Carmon: The Housing Authority is looking to install fluorescent bulbs in the unit fixtures. By installing fluorescent bulbs, the need for replacement will

be substantially reduced, the cost of bulb replacement will be reduced because the bulbs will last for 3 to 4 years and the utility costs will be reduced because of less power required to light the bulbs.

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

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

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

All of the changes were in physical improvements and resident safety. The PHA made changes in the Capital Fund allocation schedules to reflect increase safety measures and increased rehabilitation or modernization of units and property

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here): **City of Jackson, 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 the initiatives contained in the Consolidated Plan. (list below)

 - Other: (list below)

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

D. Other Information Required by HUD

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

Amendments/Modifications to the Plan:

The Housing Authority of the City of Jackson may amend or modify its annual or 5-year plan after submitting the plan to HUD. If the modifications are considered a “significant amendment” or substantial modification”, the Housing Authority will comply with 24 CFR 903.21. The Housing Authority defines “significant amendment or “substantial modification” as follows:

- **Changes to rent or admissions policies or organization of the waiting list;**
- **Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year action Plan) or change in the use of replacement reserve funds under the Capital fund;**

- **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Attachments

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

<u>Attachment</u>		<u>File Name</u>	<u>Type</u>
1. Certification of Compliance (page 1)	A	ms103a101	.pdf
Certification of Compliance (page 2)	A	ms103a201	.pdf
Certification of Compliance (page 3)	A	ms103a301	.pdf
1. Consistency with Consolidated Plan	B	ms103b01	.pdf
2. Drug-Free Workplace (page 1)	C	ms103c101	.pdf
Drug-Free Workplace (page 2)	C	ms103c201	.pdf
3. Disclosure of Lobbying Activities	D	ms103d01	.pdf
4. Cert. Of Payment to Influence Fed. Trans.	E	ms103e01	.pdf
5. Statement of Progress	F	ms103f101	.doc
6. De-concentration & Inc. Mixing	G	ms103g01	.xls
7. Voluntary Conversion Assessment	H	ms103h01	.doc
8. Resident Advisory Board	I	ms103i01	.doc
9. Pet Policy	J	ms103j101	.pdf
10. FY 2003 Capital Fund Program Action Plan	K	In Plan	
11. FY 2002 Perf. Eval. Report	L	ms103l101	.doc
FY 2001 Perf. Eval. Report	L	ms103l201	.doc
FY 2000 Perf. Eval. Report	L	ms103l301	.doc
12. Management Organizational Chart	M	ms103m01	.pdf
14. FY 2002 Audit (Auditor's Notes)	N	ms103n01	.doc
FY 2002 Audit (Financials)	N	ms103n201	.xls
FY 2002 Audit (Single Audit Section)	N	ms103n301	.doc
FY 2002 Audit (Findings)	N	ms103n401	.doc

PHA Plan Table Library (K)

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (10/2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	70,000
3	1408 Management Improvements	35,000
4	1410 Administration	75,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	80,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	119,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	3,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	486,121
18	1498 Mod Used for Development	
19	1502 Contingency	25,000
20	Amount of Annual Grant (Sum of lines 2-19)	893,121
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	7,000
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide	Operations	1406	70,000
	Office Systems Upgrade	1408	20,000
	Staff Training	1408	15,000
	Administration	1408	75,000
	A/E Fees	1430	80,000
	Contingency	1502	25,000
103-06/White Rock	Unit Rehabilitation	1460	9,000
	Re-Development	1498	486,121
103-02/Willow Grove	Safety & Security Upgrade	1460	7,000
	Unit Rehabilitation	1460	55,000
103-03/Golden Key	Lobby Furniture	1475	3,000
	Unit Rehabilitation	1460	45,000
103-04/Midtown	Unit Rehabilitation	1460	3,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
103-06/White Rock	9-30-04	9-30-05
103-02/Willow Grove	9-30-04	9-30-05
103-03/Golden Key	9-30-04	9-30-05
103-04/Midtown	9-30-04	9-30-05
PHA-Wide	9-30-04	9-30-05

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MS103006-02	Willow Grove Apartments	9	5.9%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Safety & Security Upg. – Continue to improve passive safety systems by increase site lighting, install motion detection lighting, increase camera surveillance system and monitoring systems			9,000	FY2004
Unit Rehabilitation - Replace Flooring, Repair and Replace Gypsum Walls, Replace Interior Doors, Paint Units			1,215,121	FY2004
Total estimated cost over next 5 years			1,224,121	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MS103006-03	Golden Key Apartments	24 (Mod)	15.78%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Safety & Security Upg. – Continue to improve passive safety systems by increase site lighting, install motion detection lighting, increase camera surveillance system and monitoring systems		12,000	FY2004
Unit Rehabilitation - Replace Flooring, Repair and Replace Gypsum Walls, Paint Units		267,000	FY2004
Total estimated cost over next 5 years		279,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MS103006-04	Midtown Homes	3	25%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Unit Rehabilitation - Replace Flooring, Repair and Replace Gypsum Walls, Paint Units, Cycle Maintenance			18,000	FY2004
Total estimated cost over next 5 years			18,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MS103006-01	White Rock Apartments	182	72.52%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Re-Development – Plan to Demolish obsolete and failing units and construct replacement housing. Redevelopment includes land Acquisition, Design Services, Construction and Close-out Re-Development may require leveraging these funds to complete the project.			1,924,484	FY2003
Total estimated cost over next 5 years			1,924,484	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MS103	PHA Wide	NA	NA	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Office Systems Upgrade – meet the challenges put forth by QHWRA by providing access to information to citizens and residents to facilitate administrative procedures(forms, scheduling appointments, e-mail			80,000	FY2004
Staff Training – Staff requires on-going training in administrative and clerical procedures, Equipment training, accounting and procurement procedures and maintenance staff requires training in new methods and materials such as damage resistant wall boards and information systems to look up pricing			50,000	FY2004
Program Administration			300,000	FY2004
A/E Fees and Costs			288,000	FY2004
Contingency			110,000	FY2004
Total estimated cost over next 5 years			828,000	

STATEMENT OF PROGRESS

PHA: *Housing Authority of the City of Jackson, Mississippi*
PHA #: *MS26-103*
PHA Fiscal Year: *7/1/2003 through 6/30/2004*

The following information is provided in addressing the progress the Housing Authority is making towards meeting its projections in the 5-year plan and beyond:

Expand the supply of assisted housing

The Housing Authority has analyzed the area and market trends by taking inventory of housing units and multifamily complexes available in the market for sale or disposal. Also, the Housing Authority has solicited the aid of a local realtor, Carla Palmer Realty, to provide information about available housing stock around the city, buying trends and gauging the propensity for single-family homeownership.

The Housing Authority has partnered with Jackson Metro Housing Partnership and Voice of Calvary Ministries, local non-profit housing providers, to increase the availability of housing for persons on the Housing Authority's waiting list. Jackson Metro Housing Partnership owns approximately 200 rental units across the city and has access to the city's repository of deeded properties. Jackson Metro Housing Partnership provides a second mortgage product to low- to moderate-income families at below market rates to facilitate homeownership, as well as, homebuyer counseling.

The Housing Authority has modified its target date for increasing its housing stock from June 2003 to June 2005 because of conditions found on the White Rock Apartment site. The Housing Authority has to delay implementing this goal to address redevelopment and replacement housing for this site.

Improve the quality of assisted housing

During FY 2002 fiscal year, the Housing Authority continued with its structured approach of addressing the most pressing needs of its housing assets. The Housing Authority contracted to rehabilitate 20 units at Willow Grove Apartments, completely painting the units, replaced flooring and replaced appliances. Additionally, the Housing Authority has replaced electrical service for 3 buildings and improved the appearance of the site. The Housing Authority addressed many issues at Golden Key Apartments, multi-story buildings (A,B,C) for seniors and handicap residents. The Housing Authority is completely rehabilitating the bathrooms in Building A, with the remaining buildings to follow in phases. Included in the rehabilitation are the common areas (walls and flooring), unit door replacement with electronic security measures to increase resident protection, and window replacement, painting, replace floor tile, and site improvements.

The Housing Authority is now planning to implement a computer lab at Golden Key Apartments and link the computer labs at White Rock Apartments and Willow Grove Apartments in a wide area network to give residents notice of Housing Authority activities and events and offer high speed Internet service.

The Housing Authority has submitted an application for demolition to the Special Application Center for White Rock Apartments. In our efforts to increase the quality of assisted housing, it has been determined that substantial rehabilitation is not a cost effective approach to meeting the goal of quality, assisted housing. The Housing Authority is now determining the best approach for replacement housing for White Rock Apartments.

The Housing Authority has established site-based management, which allows residents to transact business with the Housing Authority onsite. Each site has a Site Manager and support staff. The Housing Authority sent management staff to various training seminars to improve their management skills. Also, key staff members have been rotated to site management positions so that they could apply techniques and training they learned in the training seminars.

The Housing Authority has installed QuickBooks software in Facility Operations to help track expenditures, justify expenditures and serve as a check and balance system for departmental activities.

Additionally, the Housing Authority increased its overall assessment score from 86 to 88, which is significant given the environmental conditions, age of the properties, and limited resources available to address the needs of our assets.

Increase assisted housing choices

As the Housing Authority mentioned last year, homeownership is one of the keys to neighborhood revitalization. The Housing Authority again took the leadership position in continuing the Annual Housing Summit, which increased relationships and helped form partnerships. The Housing Authority currently provides housing choices for citizens and current residents. The Housing Authority offers apartment rentals for low-income families, single-family rentals to families in the self-sufficiency program, seeking upward mobility, single-family homeownership units for sale to residents and citizens at below market rates and creative financing. With the redevelopment or replacement of White Rock Apartments, the Housing Authority will incorporate favorable living configurations in the designs that will increase the choices families will have.

Improve community quality of life and economic vitality

Again, the Housing Authority has delayed implementation of the goal to make available 25 properties for mixed-income families due to the need to redevelop or replace White Rock Apartments. The target implementation is set for June 2005.

The Housing Authority has continued patrol presence on all properties and will continue to do so. In addition to the patrols, the Housing Authority began testing and implementing electronic locking and key systems to better control and track ingress and egress. The electronic locks and keys allow management to better control access and prevent unauthorized access by non-residents and non-staff. The system is implemented

at Golden Key Apartments and the Housing Authority plan to implement the system PHA-wide.

Promote self-sufficiency and asset development of assisted households

The Housing Authority has re-directed its approach to meeting this requirement. The Housing Authority has hired a staff member to serve as the Director of Resident Services and Initiatives. This position is charged with identifying community services and opportunities that would benefit residents in their efforts to become self-sufficient. There are many programs and services that would benefit our residents that were not taken advantage of by residents due to lack of knowledge, awareness, and coordination. Additionally, this position is charged with working with residents in seeking employment opportunities both with our vendors and in the area. Bestway Construction, a contractor/vendor, used 2 residents at Willow Grove Apartments to clean the units once they were complete with the unit rehabilitation.

The Housing Authority has linked with the City of Jackson to work with youth in the area of job skills for summer jobs with the city. Ms. Von Norwood conducted workshops for job skills training and setting goals. The Housing Authority will be expanding this area to include adults as well as youth. The Housing Authority will use the computer labs to help train and work with residents through the Internet and Jackson Public Schools and offer an access point for employment opportunities in the metro area.

This effort will also help the senior citizens increase their independence. Many senior residents are unaware of many electronic processes that they can participate in everyday, processes such as banking, acquiring medication, setting up appointments, and communicating with businesses. Through the use of the Internet in the proposed computer lab, they can get answers to questions they may have and also conduct some of their business online.

Ensure equal opportunity in housing for all Americans

The Director of Resident Services and Initiatives is charged with establishing fair housing monitoring standards and implementing such standards. The position has been filled.

The Housing Authority investigates and resolves most complaints within 48 hours. By implementing site-based management, Site Managers can resolve most issues immediately, requiring less bureaucracy.

The Housing Authority does incorporate Section 504 in its rehabilitation activities. Also, the Housing Authority requests residents contact site management if unit modifications are required to accommodate and facilitate access and mobility. The Housing Authority is presently installing automatic door openers in the lobby entrance of buildings at Golden Key Apartments for wheel chair access.

Midtown	3	2,250	1217 Blair		
Midtown	3	6,384	1221		
Midtown	3	8,504	1225		
Midtown	3	9,413	1702 Wilson		
Midtown	3	10,991	1706		
Midtown	3	14,560	1708		
Midtown	3	17,630	210 Livingston		
Midtown	3	21,692	334 E. Bell	\$11,428	
Midtown	4	3,600	336		
Midtown	4	3,624	338		
Midtown	4	14,560	344		
Midtown	4	20,577	346	\$10,590	\$11,149
White Rock	1	2,160			
White Rock	1	5,724			
White Rock	1	6,240			
White Rock	1	6,600			
White Rock	1	6,852			
White Rock	1	6,910			
White Rock	1	7,260			
White Rock	1	10,536		\$6,535	
White Rock	2	0			
White Rock	2	600			
White Rock	2	1,020			
White Rock	2	1,200			
White Rock	2	1,752			
White Rock	2	1,800			
White Rock	2	1,800			
White Rock	2	1,800			
White Rock	2	2,100			
White Rock	2	2,340			
White Rock	2	2,400			
White Rock	2	2,856			
White Rock	2	3,660			
White Rock	2	3,760			
White Rock	2	3,900			
White Rock	2	4,550			
White Rock	2	4,640			
White Rock	2	5,200			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,540			
White Rock	2	6,780			
White Rock	2	6,804			
White Rock	2	7,619			
White Rock	2	8,060			
White Rock	2	8,788			
White Rock	2	8,923			
White Rock	2	9,406			
White Rock	2	9,974			
White Rock	2	11,440			
White Rock	2	13,202			
White Rock	2	15,080			
White Rock	2	16,244		\$5,723	
White Rock	3	0			
White Rock	3	1,200			
White Rock	3	1,512			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,968			
White Rock	3	2,008			
White Rock	3	2,040			
White Rock	3	2,040			
White Rock	3	2,160			
White Rock	3	2,280			
White Rock	3	2,328			
White Rock	3	2,328			
White Rock	3	2,400			
White Rock	3	2,400			
White Rock	3	2,520			

White Rock	3	2,691		
White Rock	3	2,717		
White Rock	3	3,000		
White Rock	3	3,048		
White Rock	3	3,058		
White Rock	3	3,216		
White Rock	3	3,353		
White Rock	3	4,278		
White Rock	3	4,404		
White Rock	3	4,440		
White Rock	3	4,644		
White Rock	3	4,680		
White Rock	3	4,814		
White Rock	3	5,162		
White Rock	3	5,202		
White Rock	3	6,140		
White Rock	3	6,188		
White Rock	3	6,540		
White Rock	3	6,540		
White Rock	3	6,760		
White Rock	3	6,864		
White Rock	3	6,974		
White Rock	3	6,996		
White Rock	3	7,932		
White Rock	3	8,060		
White Rock	3	8,580		
White Rock	3	8,700		
White Rock	3	10,722		
White Rock	3	12,480		
White Rock	3	14,352		
White Rock	3	14,997		
White Rock	3	15,791		
White Rock	3	17,056		
White Rock	3	22,942	\$5,462	
White Rock	4	600		
White Rock	4	1,380		
White Rock	4	1,872		
White Rock	4	2,400		
White Rock	4	2,400		
White Rock	4	2,400		
White Rock	4	3,000		
White Rock	4	3,600		
White Rock	4	3,912		
White Rock	4	4,440		
White Rock	4	6,360		
White Rock	4	6,861		
White Rock	4	8,772		
White Rock	4	8,820		
White Rock	4	10,692		
White Rock	4	10,920		
White Rock	4	11,100		
White Rock	4	11,700		
White Rock	4	12,024		
White Rock	4	12,752		
White Rock	4	13,163		
White Rock	4	13,829		
White Rock	4	22,054	\$7,611	
White Rock	5	2,820		
White Rock	5	4,368		
White Rock	5	6,360		
White Rock	5	6,468		
White Rock	5	7,868		
White Rock	5	8,093		
White Rock	5	8,124		
White Rock	5	10,920		
White Rock	5	12,636		
White Rock	5	12,840		
White Rock	5	17,428	\$8,902	\$6,314
Willow Grove	2	0		
Willow Grove	2	1,140		
Willow Grove	2	1,500		
Willow Grove	2	1,647		
Willow Grove	2	1,800		
Willow Grove	2	2,040		
Willow Grove	2	2,100		

Willow Grove	2	2,232	
Willow Grove	2	2,328	
Willow Grove	2	3,000	
Willow Grove	2	3,444	
Willow Grove	2	3,600	
Willow Grove	2	4,332	
Willow Grove	2	4,680	
Willow Grove	2	4,848	
Willow Grove	2	6,360	
Willow Grove	2	6,360	
Willow Grove	2	6,360	
Willow Grove	2	6,388	
Willow Grove	2	6,540	
Willow Grove	2	6,600	
Willow Grove	2	6,600	
Willow Grove	2	6,600	
Willow Grove	2	6,656	
Willow Grove	2	6,744	
Willow Grove	2	6,780	
Willow Grove	2	6,780	
Willow Grove	2	6,820	
Willow Grove	2	6,968	
Willow Grove	2	7,344	
Willow Grove	2	7,488	
Willow Grove	2	7,680	
Willow Grove	2	7,690	
Willow Grove	2	7,860	
Willow Grove	2	8,125	
Willow Grove	2	8,160	
Willow Grove	2	8,292	
Willow Grove	2	8,640	
Willow Grove	2	9,065	
Willow Grove	2	9,360	
Willow Grove	2	9,402	
Willow Grove	2	10,452	
Willow Grove	2	12,870	
Willow Grove	2	13,030	
Willow Grove	2	13,520	
Willow Grove	2	14,440	
Willow Grove	2	14,452	
Willow Grove	2	15,320	
Willow Grove	2	15,444	\$6,936
Willow Grove	3	1,200	
Willow Grove	3	1,492	
Willow Grove	3	1,627	
Willow Grove	3	1,800	
Willow Grove	3	2,100	
Willow Grove	3	2,280	
Willow Grove	3	2,400	
Willow Grove	3	2,448	
Willow Grove	3	2,592	
Willow Grove	3	2,820	
Willow Grove	3	2,851	
Willow Grove	3	2,988	
Willow Grove	3	3,000	
Willow Grove	3	3,000	
Willow Grove	3	3,000	
Willow Grove	3	3,024	
Willow Grove	3	3,120	
Willow Grove	3	3,360	
Willow Grove	3	3,360	
Willow Grove	3	3,528	
Willow Grove	3	3,900	
Willow Grove	3	4,128	
Willow Grove	3	4,200	
Willow Grove	3	4,355	
Willow Grove	3	5,640	
Willow Grove	3	6,000	
Willow Grove	3	6,360	
Willow Grove	3	6,372	
Willow Grove	3	6,695	
Willow Grove	3	6,750	
Willow Grove	3	6,852	
Willow Grove	3	7,033	
Willow Grove	3	7,384	

Willow Grove	3	7,800			
Willow Grove	3	8,064			
Willow Grove	3	8,122			
Willow Grove	3	9,168			
Willow Grove	3	10,304			
Willow Grove	3	10,440			
Willow Grove	3	11,294			
Willow Grove	3	12,136			
Willow Grove	3	12,276			
Willow Grove	3	12,624			
Willow Grove	3	12,636			
Willow Grove	3	12,740			
Willow Grove	3	12,900			
Willow Grove	3	13,000			
Willow Grove	3	13,394			
Willow Grove	3	13,522			
Willow Grove	3	13,676			
Willow Grove	3	14,001			
Willow Grove	3	14,456			
Willow Grove	3	14,976			
Willow Grove	3	15,322			
Willow Grove	3	15,552			
Willow Grove	3	18,819			
Willow Grove	3	19,361			
Willow Grove	3	19,848			
Willow Grove	3	27,826	\$8,168		
Willow Grove	4	2,172			
Willow Grove	4	3,600			
Willow Grove	4	3,816			
Willow Grove	4	3,900			
Willow Grove	4	4,200			
Willow Grove	4	5,724			
Willow Grove	4	6,632			
Willow Grove	4	7,150			
Willow Grove	4	8,841			
Willow Grove	4	9,185			
Willow Grove	4	10,192			
Willow Grove	4	17,696	\$6,926		
Willow Grove	5	2,825			
Willow Grove	5	3,640			
Willow Grove	5	4,079			
Willow Grove	5	7,114			
Willow Grove	5	18,200	\$7,172	\$7,587	\$ 7,483
X		23,649	307 Garfield Circle		
X		18,060	166 E. Woodcrest		

**VOLUNTARY CONVERSION ASSESSMENT
Housing Authority of the City of Jackson, Mississippi
(The “Housing Authority”)
FY 2003 Review**

BACKGROUND

On June 22, 2001, HUD published a final rule (Federal Register 66 FR 4476) on:

["Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments."](#)

This final rule implements the initial assessment requirement (Section 22(b)(2) of the United States Housing Act of 1937) in a new 972.200. The statute requires all PHAs including The Housing Authority of the City of Jackson, Mississippi (The “Housing Authority”), to conduct an initial assessment for each of its covered developments by October 1, 2001, and to submit the results to HUD. Covered developments are generally those available for general occupancy rather than elderly/disabled developments.

Under the Final Rule, the PHA must certify that it has reviewed each covered development, their operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development may be: (i) appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or (ii) inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

In determining that a development may be appropriate for conversion, PHAs must also conclude that the development meets the following tests:

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

This Final Rule covers only the required initial assessments and does not include the process for undertaking voluntary conversion of a public housing development to vouchers, which will be included in a separate final rule to be published later. As such, there is currently no procedure to complete or have approved an application for voluntary conversion.

The required initial assessment is a non-binding evaluation of the appropriateness of voluntary conversion for each property. The assessment is intended to consist of a common sense review of relevant factors for each covered development, and does not require a market study or application of a cost test. Rather, PHAs should consider whether voluntary conversion may be appropriate or inappropriate, taking into account factors such as modernization needs, operating cost, ability to occupy the development, FMR levels and/or workability of vouchers in the community, or other considerations the PHA deems relevant. PHAs are also authorized to decide to undertake detailed studies regarding potential voluntary conversions, but the Required Initial Assessment Final Rule does not require this. In addition, PHAs are cautioned that the cost test and other assessment

criteria laid out in the Proposed Rule on Voluntary Conversion of July 23, 1999 are subject to change in the Final Rule; as such, there is no advantage to adopting this methodology for the initial assessment.

SUMMARY OF CONCLUSIONS:

The Housing Authority performed and submitted the initial assessment in September 2001 based on criteria contained in the Federal statutes. The assessment methodology used consisted of comparing costs of public housing with the cost of tenant-based assistance, since all of the Housing Authority's properties serve the low- to very low-income citizens.

The Housing Authority certified in the initial assessment that it had reviewed Midtown Properties, Golden Key Apartments (although not subject to voluntary conversion), Willow Grove Apartments, and White Rock Apartments as covered developments, their operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development is inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

In determining whether Midtown Properties, Golden Key Apartments (although not subject to voluntary conversion), Willow Grove Apartments, and White Rock Apartments, as covered developments, may be eligible for conversion, the Housing Authority has also concluded that Midtown Properties, Golden Key Apartments (although not subject to voluntary conversion), Willow Grove Apartments, and White Rock Apartments, as covered developments, do not meet the following tests:

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

The Housing Authority reviewed the data from the initial assessment conducted 19 months ago and adjusted for changes in statistical information and based its conclusion on analysis of all the data and demographic information. The per unit operating cost of public housing remains significantly lower than the cost of conversion, and the Housing Authority management, under the ACC, can deliver a better living community than conversion at this time.

PHA-WIDE RESIDENT ADVISORY BOARD

White Rock Apartments

Ms. Tanya Johnson
550 Country Club Drive, Unit 35D
Jackson, MS 39209

Ms. Jan Henry
550 Country Club Drive, Unit 18C
Jackson, MS 39209
601.922.1334

Ms. Vickie Stanford
550 Country Club Drive, Unit 18B
Jackson, MS 39209
601.922.1537

Willow Grove Apartments

Sandra Gray
3855 Yarbrow Street, Unit 1A
Jackson, MS 39204
601.922.3713

Golden Key Apartments

Rev. Amos Taylor
3430 Albermarle Road, Unit B110
Jackson, MS 39213
601.366.3208

Ms. Geneva Williams
3430 Albermarle Road, Unit A206
Jackson, MS 39213
601.982.1025

Ms. Mary Coleman
3430 Albermarle Road, Unit B110
Jackson, MS 39213
601.713.1359

Ms. Mary Jamison
3430 Albermarle Road, Unit B110
Jackson, MS 39213
601.981.5078

Chapter 10

PET POLICY

INTRODUCTION

This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the PHA.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the PHA management.

The pet owner must submit and enter into a Pet Agreement with the PHA.

Registration of Pets

Pets must be registered with the PHA before they are brought onto the premises. Registration includes:

Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Dogs and cats must be spayed or neutered.

Current license for the pet in compliance with local ordinances and requirements.

Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

- a. The pet is not a *common household pet* as defined in this policy;
- b. Keeping the pet would violate any House Pet Rules;
- c. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;
- d. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one.

Pet rules will not be applied to animals who assist persons with disabilities.

Persons With Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;**
- That the animal has been trained to assist with the specified disability; and**
- That the animal actually assists the person with the disability.**

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one *type* of pet.

1. Dogs

Maximum number: 1

Maximum adult weight: 20 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

Maximum number: 1

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Maximum number: 1

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 10 gallons

Must be maintained on an approved stand

5. Rodents (Rabbit , guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

6. Turtles

Maximum number: 1

Must be enclosed in an acceptable cage or container at all times.

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization.

State or local laws governing pets temporarily in dwelling accommodations shall prevail.

D. DESIGNATION OF PET/NO PET AREAS

The following areas are designated no-pet areas:

Lobbies

Community Rooms

Laundry Areas

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

The PHA requires a \$100.00 pet deposit.

The resident/pet owner shall be required to pay a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

An initial payment of \$50.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$25.00 until the specified deposit has been paid.

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

Alterations to Unit

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

F. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$10.00 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the PHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

- The cost of repairs and replacements to the dwelling unit;
- Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

The expense of flea deinfestation shall be the responsibility of the resident.

G. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. This area includes along side of buildings.

Residents/Pet Owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

H. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

I. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

L. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

M. PET RULE VIOLATIONS

Pet Rule Violation Notice

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

1. That the resident/pet owner has **30** days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;
2. That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
3. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the 30 day period, the meeting will be scheduled no later than 5 calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

N. NOTICE FOR PET REMOVAL

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall contain:

1. A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;
2. The requirement that the resident /pet owner must remove the pet within 3 days of the notice; and
3. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

P. PET REMOVAL

If the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the owner unable to care for the pet, (includes pets who are poorly cared for or have been left unattended for over 24 hours, the situation will be reported to the Responsible Party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

Q. EMERGENCIES

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or

safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

CAPITAL FUND PROGRAM TABLES START HERE (ms1031101)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Jackson, MS		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 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	70,000			
3	1408 Management Improvements	35,000			
4	1410 Administration	75,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	119,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	486,121			
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

PHA Name: Housing Authority of the City of Jackson, MS	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	25,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	893,121			
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	7,000			
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: Housing Authority of the City of Jackson, MS		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 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	
PHA-Wide	Operations	1406		70,000				
	Office Systems Upgrade	1408		20,000				
	Staff Training	1408		15,000				
	Administration	1408		75,000				
	A/E Fees	1430		80,000				
	Contingency	1502		25,000				
103-06/White Rock	Unit Rehabilitation	1460		9,000				
	Re-Development	1498		486,121				
103-02/Willow Grove	Safety & Security Upgrade	1460		7,000				
	Unit Rehabilitation	1460		55,000				
103-03/Golden Key	Lobby Furniture	1475		3,000				
	Unit Rehabilitation	1460		45,000				
103-04/Midtown	Unit Rehabilitation	1460		3,000				

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

PHA Name: Housing Authority of the City of Jackson, MS		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: FY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
103-06/White Rock	9-30-04			9-30-05			
103-02/Willow Grove	9-30-04			9-30-05			
103-03/Golden Key	9-30-04			9-30-05			
103-04/Midtown	9-30-04			9-30-05			
PHA-Wide	9-30-04			9-30-05			

CAPITAL FUND PROGRAM TABLES START HERE (ms1031201)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2001
<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	83,371		83,371	83,371
3	1408 Management Improvements	45,500		19,555	19,555
4	1410 Administration	75,000		75,000	41,829
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	76,200			
8	1440 Site Acquisition				
9	1450 Site Improvement	329,000		3,600.00	3,600.00
10	1460 Dwelling Structures	265,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	31,000			
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				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS	Grant Type and Number Capital Fund Program Grant No: MS26P103-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	35,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	940,071		181,526	148,355
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: : HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2001			
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	
PHA Wide	Operations	1406		83,371		83,371	83,371	
	Computer Upgrades	1408.01		30,500		7,411	7,411	
	Training	1408.02		15,000		12,143	12,143	
	Administration-Salaries & Fringes	1410.01		75,000		75,000	41,829	
	Sub-Total			203,871		177,925	144,754	
PHA Wide	A&E Fees	1430.01		76,200				
	Repair Sidewalks	1450		35,000				
	Contingency	1502		35,000				
	Sub-Total			146,200				
Whiterock	Playground Equipment	1450		20,000				
103-02	Fencing	1450		7,000				
	Bathtub Renovations	1460		150,000				
	Mobile Grounds Cart	1475		5,000				
	Sub-Total			182,000				
Willow Grove	Fencing	1450		20,000				
103-02	Guard House	1450		35,000				
	Drainage & Erosion Repairs	1450		65,000				
	Foundation Repairs	1450		50,000				
	Remove Trees	1450		20,000				
	Repair/Replace Playground Equip	1450		7,000				

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

PHA Name: : HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2001			
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	
	Fencing for Playground Equipment	1450		20,000				
	Gates & Security Cameras	1450		70,000				
	Mobile Grounds Cart	1475		5,000				
	Sub-Total			292,000				
Golden Key	Landscaping	1450		15,000				
103-03	Replace Floor Tile	1470		30,000				
	Paint Interior Hallways	1470		15,000				
	Purchase Patio Furniture	1475		8,000				
	Equipment for Community Room	1475		5,000				
	Replace Office Furniture	1475		3,000				
	Blinds for Lobby	1475		5,000				
	Sub-Total			81,000				
Midtown	Replace Fencing	1475		35,000		3,600.00	3,600.00	
103-04	Sub-Total			35,000		3,600.00	3,600.00	
	PAGE TOTALS			940,071		181,526	148,355	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program No: MS26P103-501-01 Replacement Housing Factor No:				Federal FY of Grant: FY2001	
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	
Computer Upgrades							PHA was delayed in obligation of funds for the program due to the structural conditions found at the White Rock Apartments. The soil conditions on the site caused buildings to 'torque', creating a hazardous condition'
Training	12/31/2002	9/30/2003		6/30/2004			
Item #3	12/31/2002	9/30/2003		6/30/2004			
PHA Wide Non-routine							The PHA had to make certain that families were safe and that funds were available to relocate the families if it became necessary. These issues were discussed with local officials and HUD officials
MS26-01	12/31/2002	9/30/2003		6/30/2004			
MS26-02	12/31/2002	9/30/2003		6/30/2004			
MS26-03	12/31/2002	9/30/2003		6/30/2004			
MS26-04	12/31/2002	9/30/2003		6/30/2004			

CAPITAL FUND PROGRAM TABLES START HERE (ms1031301)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2000
<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				
3	1408 Management Improvements	43,500	105,132	105,132	105,132
4	1410 Administration	72,000	93,126	93,126	93,126
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	76,200	92,836	92,836	83,873
8	1440 Site Acquisition				
9	1450 Site Improvement	179,086	63,931	63,931	13,119
10	1460 Dwelling Structures	298,233	538,372	538,372	208,323
11	1465.1 Dwelling Equipment—Nonexpendable	72,300	13,177	13,177	13,177
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	150,000	1,250	1,250	1,250
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		13,495	13,495	7,917
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

PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS	Grant Type and Number Capital Fund Program Grant No: MS26P103-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	30,000	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	921,319	921,319	921,319	525,917
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: : HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2000			
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	
PHA Wide	Computer Upgrades	1408.01		30,500	76,258	76,258	76,258	Completed
	Training	1408.02		13,000	28,873	28,873	28,873	Completed
	Administration-Salaries & Fringes	1410.01		72,000	93,126	93,126	93,126	Completed
	Sub-Total			115,500	198,258	198,258	198,258	
PHA Wide	A&E Fees	1430.01		76,200	92,836	92,836	83,873	
	Replace Stoves	1465		28,335	5,477	5,477	5,477	Completed
	Replace Refrigeration	1465		43,945	7,700	7,700	7,700	Completed
	Drainage Improvements	1450		20,000	3,170	3,170	3,170	Completed
	Contingency	1502		30,000	0	0	0	
	Sub-Total			198,500	109,183	109,183	100,220	
Whiterock	Guard House, Fence, Camera	1450		135,000	0	0	0	
103-02	Demolition of Gym	1485		150,000	1,250	1,250	1,250	Completed
	Replace Flooring & Sub-Flooring	1460		16,000	170	170	170	Completed
	Sub-Total			301,000	1,420	1,420	1,420	
Willow Grove	Repair Sewage Distribution System	1450		24,086	0	0	0	
103-02	Install Central HVAC	1460		100,769	93,446	93,446	93,446	Completed
	Foundation Repairs/Interior Renov.	1460		25,064	0	0	0	
	Sub-Total			149,919	93,446	93,446	93,446	
Golden Key	Replace Closet Doors	1460		76,000	0	0	0	
103-03	Replace Bathroom	1460		30,400	30,400	30,400	30,000	

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

PHA Name: : HOUSING AUTHORITY OF THE CITY OF JACKSON, MS		Grant Type and Number Capital Fund Program Grant No: MS26P103-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2000			
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	
	Install Trash Enclosure	1450			60,761	60,761	9,949	In Progress
	Interior Hall Finishes	1465			72,395	72,395	48,446	In Progress
	Window Replacement	1460			102,199	102,199	0	Awaiting Fabrication
	Interior Door Replacement	1460			131,664	131,664	7,607	In Progress
	Interior & Bath Renovations	1460		50,000	108,098	108,098	28,253	In Progress
	Relocation	1485			13,495	13,495	7,917	In Progress
	Sub-Total				156,400	505,517	505,517	132,172
	PAGE TOTALS				921,319	921,319	921,319	529,917

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF JACKSON, MS	Grant Type and Number Capital Fund Program No: MS26P103-501-00 Replacement Housing Factor No:	Federal FY of Grant: FY2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Computer Upgrades							
Training	12/30/2001		6/30/2002	6/30/2003			
Item #3	12/30/2001		6/30/2002	6/30/2003			
PHA Wide Non-routine							
MS26-01	12/30/2001		6/30/2002	6/30/2003			
MS26-02	12/30/2001		6/30/2002	6/30/2003			
MS26-03	12/30/2001		6/30/2002	6/30/2003			

THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI NOTES TO THE FINANCIAL STATEMENTS

Note A. Summary of Significant Accounting Policies and Organization

The Authority is chartered as a public corporation under the laws of the State of Mississippi for the purpose of providing safe and sanitary dwelling accommodations for the residents of Jackson, Mississippi. This creation was contingent upon the local governing body of the city or county as applicable. A five member Board of Commissioners governs the Authority. The members, appointed by the Mayor of Jackson, Mississippi, serve a four year staggered term.

Under the United States Housing Act of 1937, as amended, the United States Department of Housing and Urban Development (HUD) has direct responsibility for administering low rent housing programs in the United States. Accordingly, HUD has entered into an annual contributions contract with the Authority for the purpose of assisting in financing the acquisition, construction and leasing of housing units and to make annual contributions (subsidies) to the Authority for the purpose of maintaining this low rent character.

1. Organization

The Authority is a public body corporate and politic pursuant to the laws of the State of Mississippi which was organized to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other federal agencies. The Authority manages Section 8, Development, public housing, Drug Elimination, Comprehensive Grant, Capital Fund, and 5H Homeownership programs.

2. Reporting Entity

In evaluating how to define the reporting entity for financial reporting purposes, management has considered all potential component units. The decision to include potential component units in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards and Government Accounting Standards Board Statement No. 14, "The Reporting Entity" (GASB 14). The reporting entity is defined as the primary government and those component units for which the primary government is financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's boards, and either a) the ability to impose will by the primary government, or b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government. Based upon the application of these criteria, the Authority included no component units and is not a component unit of the City of Jackson, Mississippi.

3. Basis of Presentation and Accounting

In accordance with uniform financial reporting standards for HUD housing programs, the general-purpose financial statements are prepared in accordance with accounting principles generally accepted in the United States of America. Based upon compelling reasons offered by the U.S. Department of HUD, the Authority reports under the governmental proprietary fund type (enterprise fund) under GASB codification, Section 1300.104, which uses the accrual basis of accounting. The enterprise fund emphasizes the flow of economic resources measurement focus. In this fund, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. Pursuant to the election option made available by GASB Statement No. 20, pronouncements of the Financial Accounting Standards Board (FASB) issued after November 30, 1989 are applied in the preparation of the general-purpose financial statements, unless these pronouncements conflict with or contradict GASB pronouncements.

The enterprise fund is used to account for operations that are financed and operated in a manner similar to private business enterprises or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing body is that the costs (all expenses including depreciation) of providing housing to the general public on a continuing basis be financed or recovered primarily through tenant charges and HUD subsidies.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note A. Summary of Significant Accounting Policies and Organization

3. Basis of Presentation and Accounting (continued)

The Authority adopted GASB Statement No. 33, *Accounting and Financial Reporting for Non-exchange Transactions* (GASB 33) at June 30, 2001. In general, GASB 33 establishes accounting and financial reporting standards for nonexchange transactions involving financial or capital resources.

GASB 33 groups non-exchange transactions into the following four classes, based upon their principal characteristics: derived tax revenues, imposed non-exchange revenues, government mandated non-exchange transactions, and voluntary non-exchange transactions.

Intergovernmental revenues, representing grants and assistance received from other governmental units, are generally recognized as revenues in the period when all eligibility requirements, as defined by GASB 33, have been met. Any resources received before eligibility requirements are met are reported as deferred revenues. The Authority did not receive any material derived tax revenues or imposed nonexchange transactions during the year ended June 30, 2002.

4. Budgetary Accounting

The Authority adopts formal budgets for the Low-Rent and Section 8 Housing Programs that are submitted to HUD, if required for annual approval. The approved budget becomes the basis for each major operating program and is used to subsidize the Authority's operations. The Capital Fund, Development, and Drug Elimination budgets are adopted on a "project length" basis. Annual budgets are not legally adopted nor legally required for financial statement presentation.

5. Fair Value of Financial Instruments

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value:

Cash and Investments

The carrying amount approximates fair value because of the short maturity of these instruments.

6. Cash, Unrestricted/Restricted

Unrestricted cash is available for use for the Authority's operating activities. Restricted cash is used to segregate and collateralize tenants' security deposits. Federal Depository Insurance Corporation (FDIC) insured the first \$100,000 of the Authority's funds. The balance of \$5,101,142 at June 30, 2002, was covered by a collateral agreement between the Authority and its banks. Cash balances at June 30, 2002 were:

<u>Cash</u>	<u>Carrying Amount</u>	<u>Bank Balance</u>
Cash, unrestricted	\$1,792,014	\$1,537,428
Cash, restricted	30,985	30,985
Investments, restricted	17,753	17,753
Investments, unrestricted	<u>3,614,981</u>	<u>3,614,976</u>
Total	<u>\$5,455,733</u>	<u>\$5,201,142</u>

7. Tenants Accounts Receivable

Tenant accounts receivable represent amounts due from tenants for unpaid rents, damages and/or legal fees. Collection losses are charged against the allowance for doubtful accounts. The allowance, valued at \$908 at June 30, 2002, is based on the Authority's estimation of collection of accounts owed over 90 days.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note A. Summary of Significant Accounting Policies and Organization

8. Due From/To Other Governments/Programs

These costs are the results of the Public Housing Program acting as the common paymaster for shared services. Cash settlements are made periodically and all interprogram balances net to zero.

9. Inventories

Inventories are valued at cost using the first in, first out (FIFO) method. Inventory is recorded using the purchase method. At year end, the amount of inventory is recorded for external financial reporting purposes.

10. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid expenses consist of prepaid insurance.

11. Compensated Absences

Compensated absences are costs that employees are paid such as vacation pay. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

At June 30, 2002, employees of the Authority had accumulated and vested \$45,329 in compensated absences.

12. Construction in Progress

Construction in progress represents HUD-approved capital fund projects in which the Authority performs modernization on its facilities, upgrade of building or office equipment, fleet upgrade and land improvements. These projects typically take several years to complete and are capitalized as fixed assets or written off as soft costs upon closure of the project.

13. Accounts Payable

Accounts payable (vendors) represent claims of unsecured creditors against the Authority for credit extended. These are daily operational and/or modernization expenses.

14. Tenant Security Deposits

Security deposits represents tenant deposits held by the Authority to collateralize the last month's rent or damages. These deposits are restricted for use only as refunds to tenants and are not available for the Authority's operating activities.

16. Deferred Revenue

Deferred revenue of \$6,684 at June 30, 2002 consists of tenant-prepaid rents.

17. Net Assets-Invested in Capital Assets

In accordance with GASB Statement No. 33, investments in capital assets are recognized as revenue when the expenditures are made and amounts become subject to claim for reimbursement. Prior to 2000, contributed capital represented assets purchased or constructed utilizing contributions and capital grants from other governmental sources (primarily HUD) and were recorded at cost. Depreciation recorded on property, plant and equipment acquired with funds recorded as investments in capital assets in years prior to 2000 is calculated on a straight-line basis over the estimated useful life of the related assets, charged to operations, and reclassified to the related investment in capital asset account. The net book value of assets disposed of is written off against contributed capital if the Authority receives no proceeds from the disposal. Depreciation recorded on all other property, plant, and equipment is charged to operations.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note A. Summary of Significant Accounting Policies and Organization

18. Net Assets-Unrestricted

Unrestricted net assets represent those portions of equity set aside for unspecified purposes.

19. Schedule of Changes in Net Assets

	<u>Invested in Capital Assets</u>	<u>Unrestricted</u>	<u>Total Net Assets</u>
Balance beginning of year	\$ 11,703,965	\$ 8,026,943	\$ 19,730,908
Prior period adjustment (see Note O)	2,154,115	(2,371,329)	(217,214)
Adjusted balance beginning of year	<u>13,858,080</u>	<u>5,655,614</u>	<u>19,513,694</u>
Net income (loss)		151,688	151,688
Capital contributions			-
Depreciation add back	(732,621)	732,621	-
Balance at end of year	<u>\$ 13,125,459</u>	<u>\$ 6,539,923</u>	<u>19,665,382</u>

20. Dwelling Rents

Rents are based on a formula provided by HUD that consists of a percentage of income, or a monthly minimum. Utilities may be included in some units and not in others. When utilities are the responsibility of the tenant, a utility allowance for the unit is deducted when calculating the amount of rent. If the rent calculation after deducting the utility allowance results in a utility reimbursement due to the tenant, the amount of such utility reimbursement is included on the rent roll and charged to this account.

Note B. Cash Deposits with Financial Institutions

Deposits and Investments

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with maturity of three months or less when purchased to be cash equivalents. There was no noncash investing activities during the year. HUD investment policies require the investment of excess funds in obligations of the United States government, any agency or instrumentality thereof, Municipal Depository Funds, or time certificates of deposit, provided however, that such investment shall have a market value equal to the amount of the deposits secured.

HUD also requires the Authority's funds in the form of cash on deposit or time certificates of deposit be insured by the Federal Deposit Insurance Corporation (FDIC) or Federal Savings & Loan Insurance Corporation (FSLIC) and the market value of authorized securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished, as security, must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority. It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements. The Authority's deposits at June 30, 2002, were entirely covered by federal depository insurance or by collateral securities held by the Authority's custodial bank in the Authority's name.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note B. Cash Deposits with Financial Institutions

Deposits (continued)

The three credit risk categories for deposits are defined as follows:

- a. Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the entity's name.
- b. Collateralized with securities held by the pledging financial institution trust department or agent in the entity's name.
- c. Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent but not in the entity's name.

At June 30, 2002, the Authority's deposit balances were as follows:

	<u>Credit Risk Category</u>			<u>Fair</u>
	<u>A</u>	<u>B</u>	<u>C</u>	<u>Value</u>
Demand Deposits	\$ 1,822,999	\$ 3,632,734	\$ -	\$5,455,733
Total in Banks	<u>1,822,999</u>	<u>3,632,734</u>	<u>-</u>	<u>5,455,733</u>
Cash on hand				-
Total deposits	<u><u>\$ 1,822,999</u></u>	<u><u>\$ 3,632,734</u></u>	<u><u>\$ -</u></u>	<u><u>\$5,455,733</u></u>

Reconciliation of deposits
analysis to balance sheet:

Cash and cash equivalents	\$5,170,157
Tenant security deposits	30,985
Total cash and cash equivalents	<u><u>\$5,201,142</u></u>

Note C. Fixed Assets

Land, Structures, and Equipment

All purchased fixed assets are valued at cost when historical records are available. When no historical records are available, fixed assets are valued at estimated historical cost. All normal expenditures of preparing the asset for use are capitalized when they meet or exceed the capitalization threshold.

Capital assets over \$1,000 are capitalized at cost. Interest costs during construction have not been capitalized. Donated capital assets are recorded at their estimated fair market value at the date of donation. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.

The cost of buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Depreciation commences on modernization and development additions in the year following completion.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note C. Fixed Assets

Land, Structures, and Equipment (continued)

All land and building are encumbered by a Declaration of Trust in favor of the United States of America as security for obligations guaranteed by the government and to protect other interests of the government.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

<u>Assets</u>	<u>Years</u>
Site improvements	15
Buildings	40
Building improvements	20
Non-dwelling structures	40
Equipment	3-7

- a. Land values were derived from development closeout documentation.
- b. Donated fixed assets are recorded at their fair value at the time they were received.
- c. Donor imposed restrictions are deemed to expire as the asset depreciates.

Changes in the fixed asset accounts are presented below:

	Land, Structures, and Equipment			
Accounts:	Balance 6/30/01	<u>Additions</u>	Transfers & Retirements	Balance 6/30/02
Land	\$ 1,065,571		\$ (29,827)	\$ 1,035,744
Building	18,113,773	192,204		18,305,977
Equipment	644,040		(30,108)	613,932
Leasehold Improvements	1,007,070	299,741		1,306,811
Construction in progress	604,485		(425,850)	178,635
Total	<u>21,434,939</u>	<u>491,945</u>	<u>(485,785)</u>	<u>21,441,099</u>
Accumulated depreciation	<u>(6,226,786)</u>	<u>(732,621)</u>	<u>76,713</u>	<u>(6,882,694)</u>
Fixed assets, net of depreciation	<u>\$ 15,208,153</u>	<u>\$ (240,676)</u>	<u>\$ (409,072)</u>	<u>\$ 14,558,405</u>

Note D. Contingencies

The Authority is subject to possible examination by Federal and State authorities that may determine compliance with terms, conditions, laws and regulations governing grants awarded to the Authority in the current and prior years. These examinations may result in refunds by the Authority to federal grantors and/or program beneficiaries.

Additionally, the Authority has been notified of certain claim(s) and/or legal action(s) against it. At this time, any legal action against the Authority that has not been settled has been referred to the Authority's insurer who is handling the matter(s). No contingent liability has been made in these general-purpose financial statements for the Authority for any matter described in this paragraph.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note E. Annual Contributions by Federal Agencies

Annual Contribution Contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.

1. Annual Contributions Contract –Operating Subsidy

Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget under the Annual Contributions Contract. Operating subsidy contributions from HUD for the year ended June 30, 2002 were \$1,097,825.

2. Annual Contributions Contract –Section 8

Section 8 programs provide for housing assistance payments to private owners of residential rental units on behalf of eligible low or very low-income families. The program provides for such payments with respect to existing and moderately rehabilitated housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by a participating family and related administrative expense. The Authority is also eligible to receive reimbursement of preliminary expenses prior to lease up. Section 8 contributions from HUD for the year ended June 30, 2002 were \$2,946,920.

Note F. Use of Estimates

The preparation of general-purpose financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the general-purpose financial statements and reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

Note G. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Note H. 5(h) Home Ownership Program

The 5(h) Program is a homeownership initiative of the Authority for qualifying families. It is a HUD program that involves houses constructed using HUD development grant funds that are then sold to low-income families. A first mortgage is financed by a local lender, with the Authority holding a silent second mortgage for the difference between the purchase price and the amount funded by the first mortgage plus any monies provided by the purchaser. The homes are sold below cost, an intentional feature of the HUD program, which produces a "book" net loss to the Authority. The second mortgage has no repayment terms and no interest except in the case of default of the first mortgage by the buyer. If the buyer meets the terms of the sale then the second mortgage is forgiven at the rate of 10% per year beginning in the 6th year and ending in the 15th year. The Authority uses the cash proceeds of the sale to fund a contingent reserve for possible use to pay off the first mortgage in the event of any default by the buyer. Additional cash proceeds are used to implement the 5(h) Program and to construct new houses above and beyond the original 32 houses authorized by the HUD program.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note H. 5(h) Home Ownership Program (continued)

1. Contingent Liability

The Authority partnered with a conventional lender to provide home mortgage financing. The credit risk to the lender is mitigated by a silent second mortgage from the Authority and a right of first refusal to repurchase the first mortgage in the event of default on the first mortgage. The Authority recognizes the right of first refusal as a contingent liability and has created a 5(h) contingent liability fund equal to at 25% of the original first mortgage loan amount. This is recorded as an accrued contingent liability of the 5(h) program in the amount of \$186,456. The Authority evaluates the fund annually and maintains the contingent liability balance.

2. Book Value of the Silent Second Mortgage

The silent second mortgage provided by the Authority is a fifteen-year mortgage with no payments due except upon default or transfer. When the borrower resides in the residence for fifteen years and makes needed repairs, the silent second mortgage is forgiven in the following manner:

Year 1-5	0% Forgiveness
Year 6-15	10% Forgiveness

The Authority recognizes the value of the silent second mortgage as follows:

Year 1-5	100% of the unpaid principal balance
Year 6	100% of the unpaid principal balance less 10% of the unpaid principal balance
Year 7-15	100% of the prior year unpaid principal balance less 10% of the unpaid principal balance at the end of year 5.

Note I. Litigation Losses

The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurred, the loss is probable and the loss is reasonably estimable.

Note J. Income Tax

The Authority is not subject to federal income taxation under the Internal Revenue Code.

Note K. Conduit Type Debt

To provide for the construction of and rehabilitation of affordable housing, the Authority has issued 5 series of Multifamily Housing Revenue Bonds. These bonds are special limited obligations of the Authority, payable solely from rentals to be received by the apartments and secured by liens on the apartments, insurance company guarantees, and/or bank letters of credit. These bonds do not constitute a debt or pledge of faith and credit of the Authority and, accordingly, have not been reported in the accompanying general-purpose financial statements.

At June 30, 2002, Multifamily Housing Revenue Bonds outstanding aggregated \$27,640,000.

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Note L. Defined Contribution Pension Plan

Plan Description- The Authority contributes to the Public Employees' Retirement System of Mississippi (PERS), a cost-sharing multiple-employer defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by state law and may be amended only by the State of Mississippi Legislature. PERS issues a publicly available financial report that includes general-purpose financial statements and required supplementary information. That information may be obtained by writing to Public Employee Retirement System, PERS Building, 429 Mississippi Street, Jackson, MS 39201-1005 or by calling (601) 359-3589.

Funding Policy- PERS members are required to contribute 7.25% of their annual covered salary, and the Authority is required to contribute at an actuarially determined rate. The current rate is 9.75% of annual covered payroll. The contribution requirements of PERS members are established and may be amended only by the State of Mississippi's Legislature. Contributions to PERS for the fiscal year ending June 30, 2002 and the two preceding fiscal years were \$61,434, \$66,106, and \$62,083, respectively, equal to the required contributions for each year.

Note M. Economic Dependency

The Authority receives approximately 85.6% of its revenues from the U.S. Department of Housing and Urban Development (HUD). If the amount of revenues received from HUD falls below critical levels, the Authority's operating reserves could be adversely affected.

Note N. Related Party

The Authority's Low-Rent Housing Program acts as a common paymaster for other funds of the Authority and periodically receives reimbursement from them. At June 30, 2002, receivables and payables between these programs are reflected in the general-purpose financial statements as "Due from other programs" and "Due to other programs". These accounts net to zero.

Note O. Prior Period Adjustments

<u>Account Description</u>	<u>Amount</u>
Beginning Equity	\$19,730,908
Net income (loss)	151,688
Prior Period Adjustments:	
Prior year adjustment affecting residual receipts	36,589
Close 1998 Comprehensive Grant Program	152,096
Less soft costs	(113,855)
Close 1999 Comprehensive Grant Program	86,599
Less soft costs	(122,742)
Prior year depreciation	(24,566)
Transfer to contingent liability	(140,220)
Correction of Comprehensive Grant Program Prior Year Soft Costs	(155)
Close Development Funds used for Capital Fund Project	<u>(90,960)</u>
Total Prior Period Adjustments	<u>(217,214)</u>
Ending Equity	<u>\$19,665,382</u>

Housing Authority of the City of Jackson Mississippi
Balance Sheet
Proprietary Funds
June 30, 2002

	Business-type Activities			Governmental
	Enterprise Funds			
	<u>Low Rent</u>	<u>Section 8 N/C</u>	<u>Totals</u>	<u>Activities</u>
ASSETS				
CURRENT ASSETS				
Cash				
Cash - unrestricted	\$ 974,853	\$ 461,667	\$ 1,436,520	\$ 100,908
Cash - tenant security deposits	30,985	-	30,985	-
Total cash	<u>1,005,838</u>	<u>461,667</u>	<u>1,467,505</u>	<u>100,908</u>
Accounts and notes receivables				
Accounts receivable - HUD other projects	-	23,268	23,268	92,887
Accounts receivable- tenants - dwelling rents	2,944	-	2,944	-
Allowance for doubtful accounts - dwelling rents	(908)	-	(908)	-
Accrued interest receivable	1,428	-	1,428	76
Total receivables, net of allowances for doubtful accounts	<u>3,464</u>	<u>23,268</u>	<u>26,732</u>	<u>92,963</u>
Other current assets				
Investments - unrestricted	2,574,003	-	2,574,003	1,040,973
Investments - restricted	17,753	-	17,753	-
Prepaid expenses and other assets	49,401	-	49,401	-
Inventories	10,916	-	10,916	-
Interprogram - due from	104,042	196,724	300,766	595,505
Total other current assets	<u>2,756,115</u>	<u>196,724</u>	<u>2,952,839</u>	<u>1,636,478</u>
Total current assets	<u>3,765,417</u>	<u>681,659</u>	<u>4,447,076</u>	<u>1,830,349</u>
NONCURRENT ASSETS				
Fixed assets				
Land	896,525	-	896,525	139,219
Buildings	15,354,905	-	15,354,905	2,951,072
Furniture, equipment & machinery - dwellings	67,432	-	67,432	13,177
Furniture, equipment & machinery - administration	451,583	3,784	455,367	77,956
Leasehold improvements	1,299,045	-	1,299,045	7,766
Accumulated depreciation	(6,512,792)	(3,784)	(6,516,576)	(366,118)
Construction in progress	-	-	-	178,635
Total fixed assets, net of accumulated depreciation	<u>11,556,698</u>	<u>-</u>	<u>11,556,698</u>	<u>3,001,707</u>
Other non current assets				
Notes, loans & mortgages receivable - non current	-	-	-	365,066
Total other non current assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>365,066</u>
Total noncurrent assets	<u>11,556,698</u>	<u>-</u>	<u>11,556,698</u>	<u>3,366,773</u>
TOTAL ASSETS	<u>15,322,115</u>	<u>681,659</u>	<u>16,003,774</u>	<u>5,197,122</u>
LIABILITIES AND EQUITY				
LIABILITIES				
Current liabilities				
Bank overdraft	-	-	-	-
Accounts payable ≤ 90 days	54,291	689	54,980	7,728
Accounts payable > 90 days past due	-	-	-	-
Accrued wage/payroll taxes payable	27,915	3,368	31,283	-
Accrued compensated absences - current portion	7,359	467	7,826	-
Accrued contingency liability	-	-	-	186,456
Accounts payable - HUD PHA programs	-	214,077	214,077	-
Accounts payable - other government	22,586	-	22,586	-
Tenant security deposits	30,985	-	30,985	-
Deferred revenues	6,684	-	6,684	-
Other current liabilities	18,537	-	18,537	20,598
Inter-program - due to	595,505	207,879	803,384	92,887
Total current liabilities	<u>763,862</u>	<u>426,480</u>	<u>1,190,342</u>	<u>307,669</u>
Non current liabilities				
Accrued compensated absences - non current	35,962	1,541	37,503	-
Total noncurrent liabilities	<u>35,962</u>	<u>1,541</u>	<u>37,503</u>	<u>-</u>
TOTAL LIABILITIES	<u>799,824</u>	<u>428,021</u>	<u>1,227,845</u>	<u>307,669</u>
NET ASSETS				
Invested in capital assets, net of related debt	11,556,698	-	11,556,698	1,568,761
Restricted for debt service	-	-	-	-
Unrestricted	2,965,593	253,638	3,219,231	3,320,692
Total net assets	<u>14,522,291</u>	<u>253,638</u>	<u>14,775,929</u>	<u>4,889,453</u>
TOTAL LIABILITIES and NET ASSETS	<u>\$ 15,322,115</u>	<u>\$ 681,659</u>	<u>\$ 16,003,774</u>	<u>\$ 5,197,122</u>

See independent auditor's report and notes to the financial statements

Housing Authority of the City of Jackson Mississippi
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the Year Ended June 30, 2002

	Business-type Activities--			Governmental
	Enterprise Funds			
	Low Rent	Section 8 N/C	Totals	Activities
OPERATING REVENUES:				
Net tenant rental revenue	\$ 716,212	\$ -	\$ 716,212	\$ -
Tenant revenue - other	34,797	-	34,797	-
Total tenant revenue	<u>751,009</u>	<u>-</u>	<u>751,009</u>	<u>-</u>
HUD PHA operating grants	1,097,825	2,946,920	4,044,745	649,530
Capital grants	-	-	-	543,118
Investment income - unrestricted	64,618	2,261	66,879	24,281
Other revenue	20,261	-	20,261	75,015
Investment income - restricted	-	4,132	4,132	-
TOTAL REVENUE	<u>1,933,713</u>	<u>2,953,313</u>	<u>4,887,026</u>	<u>1,291,944</u>
OPERATING EXPENSES:				
Administrative				
Administrative salaries	280,572	66,373	346,945	61,654
Auditing fees	7,120	1,780	8,900	-
Compensated absences	669	(877)	(208)	-
Employee benefit contributions- administrative	95,923	22,214	118,137	18,505
Other operating- administrative	212,539	10,766	223,305	202,869
Subtotal	<u>596,823</u>	<u>100,256</u>	<u>697,079</u>	<u>283,028</u>
Tenant services				
Tenant services-salaries	75,382	-	75,382	9,233
Employee benefit contributions-tenant services	25,338	-	25,338	1,374
Tenant services-other	3,263	-	3,263	53,433
Subtotal	<u>103,983</u>	<u>-</u>	<u>103,983</u>	<u>64,040</u>
Utilities				
Water	213,772	-	213,772	-
Electricity	142,633	-	142,633	1,884
Gas	153,912	-	153,912	3,988
Subtotal	<u>510,317</u>	<u>-</u>	<u>510,317</u>	<u>5,872</u>
Ordinary maintenance & operation				
Ordinary maintenance and operations-labor	176,869	-	176,869	-
Ordinary maintenance and operations-materials & other	45,210	-	45,210	270
Ordinary maintenance and operations-contract costs	157,564	-	157,564	16,408
Employee benefit contributions-ordinary maintenance	59,727	-	59,727	-
Subtotal	<u>439,370</u>	<u>-</u>	<u>439,370</u>	<u>16,678</u>
Protective Services				
Protective services-other contract costs	94,430	-	94,430	32,752
Subtotal	<u>94,430</u>	<u>-</u>	<u>94,430</u>	<u>32,752</u>
General expenses				
Insurance premiums	87,037	21,757	108,794	-
Payments in lieu of taxes	22,586	-	22,586	-
Bad debt-tenant rents	15,626	-	15,626	-
Subtotal	<u>125,249</u>	<u>21,757</u>	<u>147,006</u>	<u>-</u>
TOTAL OPERATING EXPENSES BEFORE DEPRECIATION	<u>1,870,172</u>	<u>122,013</u>	<u>1,992,185</u>	<u>402,370</u>
EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>63,541</u>	<u>2,831,300</u>	<u>2,894,841</u>	<u>889,574</u>
NONOPERATING REVENUES (EXPENSES):				
Extraordinary maintenance	8,970	-	8,970	-
Csualty losses-non-capitalized	7,819	-	7,819	-
Housing assistance payments	-	2,825,868	2,825,868	-
Depreciation expense	694,273	344	694,617	38,004
Proceeds from disposition of assets held for sale	-	-	-	(286,584)
Cost of sale of assets	-	-	-	348,613
(Gain) or loss on the sale of fixed assets	(4,580)	-	(4,580)	-
Total nonoperating revenues (expenses)	<u>706,482</u>	<u>2,826,212</u>	<u>3,532,694</u>	<u>100,033</u>
TOTAL EXPENSES	<u>2,576,654</u>	<u>2,948,225</u>	<u>5,524,879</u>	<u>502,403</u>
OTHER FINANCING SOURCES (USES)				
Operating transfers in	426,121	-	426,121	1,804
Operating transfers out	-	-	-	(427,925)
TOTAL OTHER FINANCING SOURCES (USES)	<u>426,121</u>	<u>-</u>	<u>426,121</u>	<u>(426,121)</u>
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER)				
TOTAL EXPENSES	<u>(216,820)</u>	<u>5,088</u>	<u>(211,732)</u>	<u>363,420</u>
CHANGE IN NET ASSETS				
Total net assets-beginning	13,879,651	211,962	14,091,613	5,639,295
Prior period adjustments	859,460	36,588	896,048	(1,113,262)
Total net assets-ending	<u>\$14,522,291</u>	<u>\$ 253,638</u>	<u>\$14,775,929</u>	<u>\$ 4,889,453</u>

See independent auditor's report and notes to the financial statements

Housing Authority of the City of Jackson Mississippi
Statement of Cash Flows
Proprietary Funds
For the year ended June 30, 2002

	Business-type Activities--			Governmental Activities
	Enterprise Funds			
	Low Rent	Section 8 N/C	Totals	
Cash Flows from Operating Activities				
Net income (loss)	\$ (216,820)	\$ 5,088	\$ (211,732)	\$ 363,420
Adjustments to reconcile net income to net cash provided by operating activities:				
Depreciation expense	694,273	344	694,617	38,004
Increase(decrease) in accounts receivable, net of allowance for doubtful accounts	3,069	59,282	62,351	(32,674)
Increase(decrease) in interest receivable	43,758	-	43,758	(76)
Increase(decrease) in notes receivable	-	3	3	(101,640)
Increase(decrease) in due from other programs	(32,962)	51,374	18,412	(164,357)
Increase(decrease) in inventories	(696)		(696)	-
Increase(decrease) in prepaid expenses	(5,666)		(5,666)	-
Increase(decrease) in current liabilities	119,162	(245,910)	(126,748)	228,960
Increase(decrease) in noncurrent liabilities	35,962	1,541	37,503	-
Prior year adjustments	859,460	36,588	896,048	(1,113,262)
Net cash provided by (used by) operating activities	1,499,540	(91,690)	1,407,850	(781,625)
Cash Flows from Capital and Related Financing Activities				
Capital assets-soft costs	-	-	-	(736,157)
Acquisition of capital assets	-	-	-	(543,966)
Proceeds from grants	-	-	-	1,197,249
Net cash provided by (used by) investment activities	-	-	-	(82,874)
Net increase(decrease) in cash	1,499,540	(91,690)	1,407,850	(864,499)
Cash at beginning of period	2,959,462	553,358	3,512,820	1,144,971
Cash at end of period	\$ 4,459,002	\$ 461,668	\$ 4,920,670	\$ 280,472
Supplemental information:				
Cash paid for income taxes	\$ -	\$ -	\$ -	\$ -
Cash paid for interest expense	-	-	-	-

Housing Authority of the City of Jackson Mississippi
Statement and Certification of Actual Modernization Costs and Advances
For the year ended June 30, 2002

Modernization Project Number: MS26P103-707-99	<u>CGP-99</u>
Budget	<u>\$614,241</u>
Advances:	
Cash receipts-prior years	247,871
Cash receipts-current year	<u>366,370</u>
Cumulative as of June 30, 2002	<u>614,241</u>
Costs:	
Prior years	256,446
Current year	<u>357,795</u>
Cumulative as of June 30, 2002	<u>614,241</u>
Excess (deficiency) of advances due to (from) HUD	<u>\$0</u>

Actual Modernization Cost Certificates in agreement with Authority records? Yes

All modernization work in connection with the grants has been completed.

All liabilities have been paid and there are no undischarged mechanic, laborer, contractor or material liens against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

There were no budget overruns.

See independent auditor's report and notes to the financial statements
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Housing Authority of the City of Jackson Mississippi
Statement and Certification of Actual Public Housing Drug Elimination Program Costs and Advances
For the year ended June 30, 2002

PHDEP Project Number: MS26DEP1030199

D-99

Budget

\$106,891

Advances:

Cash receipts-prior years

83,563

Cash receipts-current year

23,328

Cumulative as of June 30, 2002

106,891

Costs:

Prior years

83,563

Current year

23,328

Cumulative as of June 30, 2002

106,891

Excess (deficiency) of advances due to (from) HUD

\$0

Final Form SF269A issued and agreed to Authority records?

Yes

All work in connection with the grant has been completed.

There were no budget overruns.

See independent auditor's report and notes to the financial statements
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**Housing Authority of the City of Jack
Statement and Reconciliation of Actual Progr
For the year ended June 30,**

Project Number: Program	MS26P103-707-99 <u>CGP-99</u>	MS26DEP1030199 <u>D-99</u>
Budget	<u>\$ 614,241</u>	<u>\$ 106,891</u>
Advances:		
Cash receipts-prior years	247,871	83,563
Cash receipts-current year	<u>366,370</u>	<u>23,328</u>
Cumulative as of June 30, 2002	<u>614,241</u>	<u>106,891</u>
Costs:		
Prior years	256,446	83,563
Current year	<u>357,795</u>	<u>23,328</u>
Cumulative as of June 30, 2002	<u>614,241</u>	<u>106,891</u>
Excess(deficiency) of advances due to (from) HUD	<u>-</u>	<u>-</u>
Actual Cost Certificate issued?	<u>Yes</u>	<u>Yes</u>
Soft costs		
Prior years	86,222	-
Current year	<u>162</u>	<u>106,891</u>
Cumulative as of June 30, 2002	<u>86,384</u>	<u>106,891</u>
Hard costs		
Prior years	170,224	-
Current year	<u>357,633</u>	<u>-</u>
Cumulative as of June 30, 2002	<u>527,857</u>	<u>-</u>
Cumulative Hard and Soft Costs	<u>\$ 614,241</u>	<u>\$ 106,891</u>

See independent auditor's report and notes to t
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, 2002

MS26DEP1030100 <u>D-00</u>	MS26P103501-00 <u>CFP-00</u>	MS26P103501-01 <u>CFP-01</u>	MS26P103-005 <u>Dev-05</u>	<u>Total</u>
\$ 111,402	\$ 921,319	\$ 940,071	\$ 3,427,500	\$ 6,121,424
-	-	-	2,791,658	3,123,092
70,709	322,513	100,292	343,638	1,226,850
70,709	322,513	100,292	3,135,296	4,349,942
-	21,715	-	2,791,658	3,153,382
70,709	300,798	100,292	343,638	1,196,560
70,709	322,513	100,292	3,135,296	4,349,942
-	-	-	-	-
<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	
-	15,448	-	2,751	104,421
70,709	118,853	96,692	342,850	736,157
70,709	134,301	96,692	345,601	840,578
-	6,267	-	2,788,907	2,965,398
-	181,945	3,600	788	543,966
-	188,212	3,600	2,789,695	3,509,364
\$ 70,709	\$ 322,513	\$ 100,292	\$ 3,135,296	\$ 4,349,942

the financial statements

		<u>Low Rent</u>	<u>Development</u>
Line Item #			
	ASSETS		
	CURRENT ASSETS		
	Cash		
111	Cash - unrestricted	\$ 974,853	\$ -
112	Cash - restricted - modernization and development	-	-
113	Cash - other restricted	-	-
114	Cash - tenant security deposits	30,985	-
115	Cash - restricted for payment of current liability	-	-
100	Total cash	<u>1,005,838</u>	<u>-</u>
	Accounts and notes receivables		
121	Accounts receivable - PHA projects	-	-
122	Accounts receivable - HUD other projects	-	-
124	Accounts receivable - other government	-	-
125	Accounts receivable - miscellaneous	-	-
126	Accounts receivable- tenants - dwelling rents	2,944	-
126.1	Allowance for doubtful accounts - dwelling rents	(908)	-
126.2	Allowance for doubtful accounts - other	-	-
127	Notes, loans & mortgages receivable - current	-	-
128	Fraud recovery	-	-
128.1	Allowance for doubtful accounts - fraud	-	-
129	Accrued interest receivable	1,428	-
120	Total receivables, net of allowances for doubtful accounts	<u>3,464</u>	<u>-</u>
	Other current assets		
131	Investments - unrestricted	2,574,003	-
132	Investments - restricted	17,753	-
135	Investments -restricted for payment of current liability	-	-
142	Prepaid expenses and other assets	49,401	-
143	Inventories	10,916	-
143.1	Allowance for obsolete inventories	-	-
144	Interprogram - due from	104,042	-
145	Assets held for sale	-	-
146	Amounts to be provided	-	-
	Total current investments	<u>2,756,115</u>	<u>-</u>
150	TOTAL CURRENT ASSETS	<u>3,765,417</u>	<u>-</u>
	NONCURRENT ASSETS		
	Fixed assets		
161	Land	896,525	-
162	Buildings	15,354,905	-
163	Furniture, equipment & machinery - dwellings	67,432	-
164	Furniture, equipment & machinery - administration	451,583	-
165	Leasehold improvements	1,299,045	-

168	Infrastructure	-	-
166	Accumulated depreciation	(6,512,792)	-
167	Construction in progress	-	-
160	Total fixed assets, net of accumulated depreciation	11,556,698	-
	Other non current assets		
171	Notes, loans & mortgages receivable - non current	-	-
172	Notes, loans & mortgages receivable - non current -past due	-	-
173	Grants receivable - non current	-	-
174	Other assets	-	-
176	Investment in joint ventures	-	-
	Total other non current assets	-	-
180	TOTAL NONCURRENT ASSETS	11,556,698	-
190	TOTAL ASSETS	15,322,115	-

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**Housing Au
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		<u>Low Rent</u>	<u>Development</u>
	LIABILITIES AND EQUITY		
	LIABILITIES		
	Current liabilities		
311	Bank overdraft	-	-
312	Accounts payable ≤ 90 days	54,291	-
313	Accounts payable > 90 days past due	-	-
321	Accrued wage/payroll taxes payable	27,915	-
322	Accrued compensated absences - current portion	7,359	-
324	Accrued contingency liability	-	-
325	Accrued interest payable	-	-
331	Accounts payable - HUD PHA programs	-	-
332	Accounts payable - PHA Projects	-	-
333	Accounts payable - other government	22,586	-
341	Tenant security deposits	30,985	-
342	Deferred revenues	6,684	-
343	Current portion of long-term debt - capital projects/mortgage rever	-	-
344	Current portion of long-term debt - operating borrowings	-	-
345	Other current liabilities	18,537	-
346	Accrued liabilities - other	-	-
347	Inter-program - due to	595,505	-
348	Loan liability - current	-	-
310	TOTAL CURRENT LIABILITIES	763,862	-

	Non current liabilities		
351	Long-term debt, net of current- capital projects/ mortgage reven	-	-
352	Long-term debt, net of current- operating borrowings	-	-
353	Noncurrent liabilities- other	-	-
354	Accrued compensated absences - non current	35,962	-
355	Loan liability - non current	-	-
350	TOTAL NONCURRENT LIABILITIES	<u>35,962</u>	<u>-</u>
300	TOTAL LIABILITIES	<u>799,824</u>	<u>-</u>
	EQUITY		
501	Investment in general fixed assets	-	-
	Contributed capital		
502	Project notes (HUD)	-	-
503	Long-term debt - HUD guaranteed	-	-
504	Net HUD PHA contributions	11,556,698	-
505	Other HUD contributions	-	-
507	Other contributions	-	-
508	Total contributed capital	<u>11,556,698</u>	<u>-</u>
508.1	Invested in capital assets, net of related debt	-	-
	Reserved fund balance		
509	Reserved for operating activities	-	-
510	Reserved for capital activities	-	-
511	Total reserved fund balance	<u>-</u>	<u>-</u>
511.1	Restricted net assets	-	-
512	Undesignated fund balance/retained earnings	2,965,593	-
512.1	Unrestricted net assets	-	-
513	TOTAL EQUITY/NET ASSETS	<u>14,522,291</u>	<u>-</u>
600	TOTAL LIABILITIES and EQUITY/NET ASSETS	<u>\$ 15,322,115</u>	<u>\$ -</u>

See independent au

-	-	-	-	-	-	-	-
-	-	(1,431)	-	-	-	(3,784)	-
-	-	175,035	3,600	-	-	-	-
-	-	186,781	3,600	-	-	-	1,568,761
-	-	-	-	-	-	-	365,066
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	365,066
-	-	186,781	3,600	-	-	-	1,933,827
-	-	259,882	7,192	-	16,194	681,659	2,529,332

auditor's report and notes to the financial statements

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**Authority of the City of Jackson Mississippi
Combining Balance Sheet-All Funds
As of June 30, 2002**

<u>CGP (CF)</u>	<u>CGP (CG)</u>	<u>CFP (CH)</u>	<u>CFP (CI)</u>	<u>Drug (DG)</u>	<u>Drug (DH)</u>	<u>Section 8 N/C</u>	<u>Home Ownership</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	689	186
-	-	-	-	-	-	-	-
-	-	-	-	-	-	3,368	-
-	-	-	-	-	-	467	-
-	-	-	-	-	-	-	186,456
-	-	-	-	-	-	-	-
-	-	-	-	-	-	214,077	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	73,101	3,592	-	16,194	207,879	-
-	-	-	-	-	-	-	-
-	-	73,101	3,592	-	16,194	426,480	186,642

-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	1,541	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	1,541	-
-	-	73,101	3,592	-	16,194	428,021	186,642
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	1,568,761
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	1,568,761
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	186,781	3,600	-	-	253,638	773,929
-	-	-	-	-	-	-	-
-	-	186,781	3,600	-	-	253,638	2,342,690
\$ -	\$ -	\$ 259,882	\$ 7,192	\$ -	\$ 16,194	\$ 681,659	\$ 2,529,332

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<u>Special Purpose</u>	<u>Total</u>
\$ 100,908	\$ 1,537,428
-	-
-	-
-	30,985
-	-
<u>100,908</u>	<u>1,568,413</u>

-	-
-	116,155
-	-
-	-
-	2,944
-	(908)
-	-
-	-
-	-
-	-
76	1,504
<u>76</u>	<u>119,695</u>

1,040,973	3,614,976
-	17,753
-	-
-	49,401
-	10,916
-	-
-	896,271
-	-
-	-
<u>1,040,973</u>	<u>4,589,317</u>
<u>1,141,957</u>	<u>6,277,425</u>

5,000	1,035,744
1,520,171	18,305,977
-	80,609
77,956	533,323
4,125	1,306,811

-	-
(364,687)	(6,882,694)
-	178,635
<u>1,242,565</u>	<u>14,558,405</u>
-	365,066
-	-
-	-
-	-
-	-
<u>-</u>	<u>365,066</u>
<u>1,242,565</u>	<u>14,923,471</u>
<u>2,384,522</u>	<u>21,200,896</u>

<u>Special Purpose</u>	<u>Total</u>
-	-
7,542	62,708
-	-
-	31,283
-	7,826
-	186,456
-	-
-	214,077
-	-
-	22,586
-	30,985
-	6,684
-	-
-	-
20,598	39,135
-	-
-	896,271
-	-
<u>28,140</u>	<u>1,498,011</u>

-	-
-	-
-	-
-	37,503
-	-
-	<u>37,503</u>
<u>28,140</u>	<u>1,535,514</u>

-	-
-	-
0.00	13,125,459
1,242,565	1,242,565
-	-
<u>1,242,565</u>	<u>14,368,024</u>

-	-
-	-
-	-
-	-

-	-
1,113,817	5,297,358
-	-
<u>2,356,382</u>	<u>19,665,382</u>
<u>\$ 2,384,522</u>	<u>\$ 21,200,896</u>

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Housing Au
Combining Statement of I
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		Low Rent	Development
REVENUE:			
703	Net tenant rental revenue	\$ 716,212	\$ -
704	Tenant revenue - other	34,797	-
705	Total tenant revenue	751,009	-
706	HUD PHA operating grants	1,097,825	344,554
706	Capital grants	-	-
708	Other government grants	-	-
711	Investment income - unrestricted	64,618	-
712	Mortgage interest income	-	-
714	Fraud recovery	-	-
715	Other revenue	20,261	-
720	Investment income - restricted	-	-
700	TOTAL REVENUE	1,933,713	344,554
EXPENSES:			
Administrative			
911	Administrative salaries	280,572	-
912	Auditing fees	7,120	-
913	Outside management fees	-	-
914	Compensated absences	669	-
915	Employee benefit contributions- administrative	95,923	-
916	Other operating- administrative	212,539	-
	Subtotal	596,823	-
Tenant services			
921	Tenant Services-Salaries	75,382	-
922	Relocation Costs	-	-
923	Employee Benefit Contributions-tenant services	25,338	-
924	Tenant Services-Other	3,263	-
	Subtotal	103,983	-
Utilities			
931	Water	213,772	-
932	Electricity	142,633	-
933	Gas	153,912	-
934	Fuel	-	-
935	Labor	-	-
937	Employee Benefit Contributions-utilities	-	-
938	Other utilities expense	-	-
	Subtotal	510,317	-

Ordinary maintenance & operation			
941	Ordinary maintenance and operations-labor	176,869	-
942	Ordinary maintenance and operations-materials & other	45,210	-
943	Ordinary maintenance and operations-contract costs	157,564	-
945	Employee benefit contributions-ordinary maintenance	59,727	-
	Subtotal	<u>439,370</u>	<u>-</u>
Protective Services			
951	Protective services-labor	-	-
952	Protective services-other contract costs	94,430	-
953	Protective services-other	-	-
955	Employee benefit contributions-protective services	-	-
	Subtotal	<u>94,430</u>	<u>-</u>
General expenses			
961	Insurance premiums	87,037	-
962	Other general expenses	-	-
963	Payments in lieu of taxes	22,586	-
964	Bad debt-tenant rents	15,626	-
965	Bad debt-mortgages	-	-
966	Bad debt-other	-	-
967	Interest expense	-	-
968	Serverance expense	-	-
	Subtotal	<u>125,249</u>	<u>-</u>
969	TOTAL OPERATING EXPENSES BEFORE DEPRECIATION	<u>1,870,172</u>	<u>-</u>

See independent au

Housing Au
Combining Statement of l
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	<u>Low Rent</u>	<u>Development</u>	
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>63,541</u>	<u>344,554</u>	
971	Extraordinary maintenance	8,970	-
972	Csualty losses-non-capitalized	7,819	-
973	Housing assistance payments	-	-
974	Depreciation expense	694,273	-
	Proceeds from disposition of assets held for sale	-	-
	Cost of sale of assets	-	-
	(Gain) or loss on the sale of fixed assets	(4,580)	-
975	Fraud losses	-	-
976	Capital outlays-governmental funds	-	-
977	Debt principal payment-governmental funds	-	-

978	Dwelling units rent expense	-	-
900	TOTAL EXPENSES	<u>2,576,654</u>	<u>-</u>
	OTHER FINANCING SOURCES (USES)		
1,001	Operating transfers in	426,121	-
1,002	Operating transfers out	-	(344,554)
1,003	Operating transfers from/to primary government	-	-
1,004	Prior period adjustments, Equity/Net assets	-	-
1,005	Proceeds from notes, loans and bonds	-	-
1,006	Proceeds from property sales	-	-
1,007	Extraordinary items (net gain/loss)	-	-
1,008	Special items (net gain/loss)	-	-
1,010	TOTAL OTHER FINANCING SOURCES (USES)	<u>426,121</u>	<u>(344,554)</u>
1,000	EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	<u>(216,820)</u>	<u>-</u>
	Beginning equity at June 30, 2001	13,879,651	90,960
	Prior period adjustments	<u>859,460</u>	<u>(90,960)</u>
	Ending equity at June 30, 2002	<u><u>\$14,522,291</u></u>	<u><u>\$ -</u></u>

See independent au

-	-	-	-	-	-	-	-
<u>-</u>	<u>161</u>	<u>120,283</u>	<u>13,321</u>	<u>23,328</u>	<u>65,941</u>	<u>2,948,225</u>	<u>130,886</u>
-	-	-	-	-	-	-	1,804
-	-	-	(83,371)	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>(83,371)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,804</u>
-	357,418	180,670	3,600	-	-	5,088	(129,082)
370,121	170,224	6,266	-	-	-	211,962	2,572,484
(370,121)	(527,642)	(155)	-	-	-	36,588	(100,712)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 186,781</u>	<u>\$ 3,600</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 253,638</u>	<u>\$ 2,342,690</u>

auditor's report and notes to the financial statements

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<u>Special Purpose</u>	<u>Total</u>
\$ -	\$ 716,212
-	34,797
<u>-</u>	<u>751,009</u>
-	4,694,275
-	543,118
-	-
24,281	91,160
-	-
-	-
75,015	95,276
-	4,132
<u>99,296</u>	<u>6,178,970</u>
-	-
-	408,599
-	8,900
-	-
-	(208)
-	136,642
98,563	426,174
<u>98,563</u>	<u>980,107</u>
-	-
-	84,615
-	-
-	26,712
7,523	56,696
<u>7,523</u>	<u>168,023</u>
-	-
-	-
-	213,772
-	144,517
-	157,900
-	-
-	-
-	-
-	-
<u>-</u>	<u>516,189</u>

	-
-	176,869
-	45,480
5,824	173,972
-	59,727
<u>5,824</u>	<u>456,048</u>

	-
-	-
-	127,182
-	-
-	-
<u>-</u>	<u>127,182</u>

	-
-	108,794
-	-
-	22,586
-	15,626
-	-
-	-
-	-
-	-
<u>-</u>	<u>147,006</u>

<u>111,910</u>	<u>2,394,555</u>
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<u>Special Purpose</u>	<u>Total</u>
<u>(12,614)</u>	<u>3,784,415</u>
-	8,970
-	7,819
-	2,825,868
36,573	732,621
-	(286,584)
-	348,613
-	(4,580)
-	-
-	-
-	-

-	-
<u>148,483</u>	<u>6,027,282</u>
-	427,925
-	(427,925)
-	-
-	-
-	-
-	-
-	-
<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>
<u>(49,186)</u>	<u>151,688</u>
2,429,240	19,730,908
(23,672)	(217,214)
<u>\$ 2,356,382</u>	<u>\$ 19,665,382</u>

**CHARLES BUCHANAN, CPA, PC
CERTIFIED PUBLIC ACCOUNTANT
250 PARK ROAD
MARKS, MS 38646
(877)-869-2720 (BUS)
(314)-869-5955 (FAX)**

**INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS, SUPPLEMENTARY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND FINANCIAL DATA SCHEDULE**

Board of Commissioners
Housing Authority of the City of Jackson
Jackson, Mississippi

U.S. Department of Housing and Urban Development
Dr. A.H. McCoy Federal Building, Room 910
100 West Capitol Street
Jackson, MS 39269-1096

We have audited the accompanying general-purpose financial statements of the Housing Authority of the City of Jackson Mississippi ("the Authority") as of and for the year ended June 30, 2002, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these general-purpose financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the general-purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general-purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general-purpose financial statements referred to above present fairly, in all material respects, the financial position of the Authority at June 30, 2002 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 7, 2003 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was performed for the purpose of forming an opinion on the general-purpose financial statements taken as a whole. The accompanying reports described as supplemental information in the table of contents and the Schedule of Expenditures of Federal Awards, are prescribed for purposes of additional analysis as required by the *U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*, and are not a required part of the general-purpose financial statements of the Authority. Such information has been subjected to the auditing procedures applied in the audit of the general-purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general-purpose financial statements taken as a whole.

Marks, Mississippi
March 7, 2003

**CHARLES BUCHANAN, CPA, PC
CERTIFIED PUBLIC ACCOUNTANT
250 PARK ROAD
MARKS, MS 38646
(877)-869-2720 (BUS)
(314)-869-5955 (FAX)**

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City of Jackson
Jackson, Mississippi

U.S. Department of Housing and Urban Development
Dr. A.H. McCoy Federal Building, Room 910
100 West Capitol Street
Jackson, MS 39269-1096

We have audited the general-purpose financial statements of The Housing Authority of the City of Jackson Mississippi, (“the Authority”) as of and for the year ended June 30, 2002, and have issued our report thereon dated March 7, 2003. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether the Authority’s general-purpose financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of law, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit of the general-purpose financial statements, we considered the Authority’s internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the general-purpose financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the general-purpose financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended solely for the information and use of the Department of Housing and Urban Development, management, the audit committee, the Inspector General, and others within the organization, and is not intended to be and should not be used by anyone other than these specified parties.

Marks, Mississippi
March 7, 2002

CHARLES BUCHANAN, CPA, PC
CERTIFIED PUBLIC ACCOUNTANT
250 PARK ROAD
MARKS, MS 38646
(877)-869-2720 (BUS)
(314)-869-5955 (FAX)

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM
AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Commissioners
Housing Authority of the City of Jackson
Jackson, Mississippi

U.S. Department of Housing and Urban Development
Dr. A.H. McCoy Federal Building, Room 910
100 West Capitol Street
Jackson, MS 39269-1096

Compliance

We have audited the compliance of The Housing Authority of the City of Jackson, Mississippi, (“the Authority”) with the types of compliance requirements described in the U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended June 30, 2002. The Authority’s major federal programs are identified in the summary of auditor’s results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority’s management. Our responsibility is to express an opinion on the Authority’s compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority’s compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2002.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority’s internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on the internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider material weaknesses.

This report is intended solely for the information and use of the Department of Housing and Urban Development, management, the Inspector General, and others within the organization, and is not intended to be and should not be used by anyone other than these specified parties.

Marks, Mississippi
March 7, 2003

Housing Authority of the City of Jackson Mississippi
Schedule of Expenditures of Federal Awards
For the year ended June 30, 2002

Federal Grantor			
<u>Program Title</u>	<u>CFDA Number</u>	<u>Pass Through Entity</u>	<u>Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>			
N/C S/R Section 8 Programs	14.182	N/A	\$ 2,946,920 *
Low Rent Public Housing	14.850a	N/A	1,097,825 *
Development	14.850b	N/A	344,554 *
Public and Indian Housing Drug Elimination Program	14.854	N/A	89,269
Public Housing Comprehensive Grant Program	14.859	N/A	357,580 *
Public Housing Capital Fund Program	14.872	N/A	401,245 *
Total Federal Awards Expenditures			
Total			<u><u>\$ 5,237,393</u></u>

*-Indicates major program

Notes to Schedule of Expenditures of Federal Awards

Note A--Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the Housing Authority of the City of Jackson Mississippi (the Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

**CHARLES BUCHANAN, CPA, PC
 CERTIFIED PUBLIC ACCOUNTANT
 250 PARK ROAD
 MARKS, MS 38646
 (877)-869-2720 (BUS)
 (314)-869-5955 (FAX)**

**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
 SUMMARY SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 FOR THE YEAR ENDED JUNE 30, 2002**

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:

Material weakness(es) identified? Yes No

Reportable condition(s) identified that is (are) not considered to be a material weakness(es)? None reported

Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major programs:

Material weakness(es) identified? Yes No

Reportable condition(s) identified that is (are) not considered to be a material weakness(es)? None reported

Type of auditor's report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? Yes No

Identification of major programs:

<u>CFDA Number</u>	<u>Program Title</u>
14.850a	Low Rent Public Housing
14.872	Public Housing Capital Fund Program
14.182	Section 8 Programs
14.850b	Development
14.859	Comprehensive Grant Program

Dollar threshold used to distinguish between type A and type B programs: \$300,000

Auditee qualified as a low-risk auditee? Yes No

Section II – Financial Statement Findings

There were no reportable financial statements findings.

Section III – Federal Award Findings and Questioned Costs

There were no federal award findings and questioned costs.

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**THE HOUSING AUTHORITY OF THE CITY OF JACKSON MISSISSIPPI
FOLLOW-UP ON PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2002**

None.