

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of Meridian **PHA Number:** MS004

PHA Fiscal Year Beginning: (mm/yyyy) 04/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1071
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 148

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
To provide affordable, decent, safe and sanitary housing with reasonable accommodations for eligible citizens of Meridian, Mississippi, and programs that promote self-sufficiency, empowerment and respect.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: Maintain an annual public housing vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less by March 31, 2009.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
Acquire land to construct replacement housing by March 2009, to provide self-sufficiency opportunities to residents of public housing.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 91 HUD will continue to recognize the MHA as a high performer with a PHAS score of 90% or greater with no single indicator with a score below C by March 31, 2009.
 - Improve voucher management: (SEMAP score) 92
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)
MHA will continue to provide training/cross training opportunities to staff within departments

MHA will provide additional training for the Accounting department in financial statements, budgets, and departmental budgeting. MHA will implement procedures/accounting manual by March 31, 2006.

- Renovate or modernize public housing units: Ongoing
- Demolish or dispose of obsolete public housing: March 2009
- Provide replacement public housing: March 2009
- Provide replacement vouchers: March 2009
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: Ongoing
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
Consistent with national and state public housing philosophies of helping resident achieve self-sufficiency, the MHA was the first Authority in the state to acquire existing single family homes. The goal of the program is home ownership for qualified MHA residents.
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: Review by March 2006
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
At least twice a year during the next five years, MHA will offer rental specials such as one month rent-free
MHA will use the practice of skipping others on the waiting list to accomplish the deconcentration of poverty.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
(See Deconcentration of Poverty Policy Attachment **ms004a02**)
- Implement public housing security improvements:
MHA will reduce by 10% the overall Part I crime in developments by March 31, 2009.

- a. MHA will reduce by 10% the overall Part II crime in the developments by March 31, 2009.
 - b. MHA will contract a community service policy through the Meridian Police department to patrol all properties seven days a week.
 - c. MHA will maintain contract with non-profit agency such as Boys & Girls Club to provide recreation and other drug-free alternative activities.
 - d. MHA will increase by 10% the annual enrollment in the Resident Resource Center by March 31, 2009.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families: MHA will continue to work with Meridian Community College to provide the “Jump Start” employability workshop for residents.
MHA will continue partnerships with community service agencies:
 - a. Multi-County Community Service Agency
 - b. Experience Works
 - c. East Central Planning and Development District
 - d. Meridian Public Scholl System.
 - Provide or attract supportive services to improve assistance recipients’ employability:
MHA will continue to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training.
MHA will provide our residents on-the-job training through the Americorp Program.
MHA will continue to provide residents the opportunity to receive their GED and job training 4 days a week in the Resident Resource Center.
MHA will continue to partner with the Meridian Community College who provides trained staff for the Resident Resource Center.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
MHA will continue to apply annually for the EDSS funds available
MHA Will continue to partner with the following agencies in providing programs to assist elderly and disabled families in continuous independent living:
 - 1. Multi-County Community Service Agency
 - 2. East Central Planning and Development District
 - 3. Experience Works

Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- 1. Study, evaluate and recommend appropriate supply of affordable housing for low and moderate income household and special need populations**
 - a. Rehabilitate, reconfigure and/or redesign existing properties
 - b. Determine which properties, if any, should be demolished or disposed
 - c. Seek out alternative forms of redevelopment
 - d. Increase housing supply for special need populations
 - e. Focus on the needs of prospective clients
 - f. Expand acquisition of single family homes and implement home ownership program
- 1. Identify and initiate services and programs that meet the needs of MHA clients**
 - a. Improve safety, decrease incidence of criminal activity and eliminate conditions that may contribute to crime at all properties
 - b. Expand prevention and intervention services in all areas of family care
 - c. Expand opportunities for residents to increase job training, life skills development, technology and diversity training.
 - d. Provide necessary supportive services associated with special needs housing
 - e. Implement site-based programs; establish information liaison
- 1. Enhance relationships with government agencies and community**
 - a. Improve communications with HUD, local government and service agencies, and the community at-large to ensure program and service awareness
 - b. Coordinate and expand partnerships with existing agencies for increased services for clients
- 1. Improve financial base; update Authority's policies; implement cross-training of employees**
 - a. Restructure operations in order to reduce costs and increase customer responsiveness
 - b. Implement consolidated financial reporting
 - c. Increase subcontracting opportunities when advantageous to the Authority's fiscal

- operations
- d. Review and study long-term impact of salary schedule and employee benefit package
- e. Update Authority's policies, including Personnel and Procurement
- f. Seek grants and alternative forms of funding
- 1. **Evaluate Queen City Properties for the purpose of determining routine maintenance needs and extraordinary maintenance needs, as well as long term financial viability of the properties in whole or in part**
 - a. List and prioritize extraordinary maintenance needs based on structural soundness and safety
 - b. List and prioritize routine maintenance needs to enhance appearance and to inhibit structural aging
 - c. Seek immediate financial help to accomplish extraordinary maintenance
 - d. Explore opportunities to sell the properties in whole or in part
 - e. Pursue alternative allocation and/or elimination of expenses in order to reach a positive cash flow status
 - f. Explore areas in which Queen City, as a separate entity, could pursue other funding and/or non-rental income.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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	Hope VI Revitalization Plan	Attachment ms004d02
	Hope VI Budget	Attachment ms004e02
	Mixed Finance Development from Bond Proceeds	Attachment ms004h02

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and

Streamlined Five-Year/Annual Plans:

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	494		
Extremely low income <=30% AMI	465		
Very low income (>30% but <=50% AMI)	24		
Low income (>50% but <80% AMI)	4		
Families with children	477		
Elderly families	29		
Families with Disabilities	47		
Race/ethnicity Black	427		
Race/ethnicity White	62		
Race/ethnicity Other	5		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	245		
2 BR	151		

Housing Needs of Families on the PHA's Waiting Lists			
3 BR	51		
4 BR	40		
5 BR	7		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	274		
Extremely low income <=30% AMI	252		
Very low income (>30% but <=50% AMI)	20		
Low income (>50% but <80% AMI)	2		
Families with children	263		
Elderly families	3		
Families with Disabilities	8		
Race/ethnicity Black	238		
Race/ethnicity White	31		
Race/ethnicity Other	5		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	96		
2 BR	85		
3 BR	71		
4 BR	19		
5 BR	3		
5+ BR	0		
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)? 9 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

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)
Adhere to marketing strategies developed in MHA's Income Mix and Deconcentration Policy

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- 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)
Conduct at least two landlord outreach activities per year

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

(2) Reasons for Selecting Strategies

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

- 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 903.12 (b), 903.7 (c)]

List on the following table 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 2004 grants)	22,575,440	
a) Public Housing Operating Fund	2,817,793	PH Operations
b) Public Housing Capital Fund	2,065,570	PH Capital Improvements
c) HOPE VI Revitalization	17,281,075	Victory Village Revitalization
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	161,002	Section 8 Operations
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant (Neighborhood Network)	250,000	Neighborhood Improvements
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	287,699	
Capital Fund 501-03	54,012	PH Capital Improvements
Demolition MS26RD004D101	226,846	Demolish Existing Units
ROSS P0168	6,841	Service Coordinator
3. Public Housing Dwelling Rental Income	2,037,372	PH Operations
4. Other income (list below)	248,500	
Excess Utilities	125,000	PH Operations
Interest	45,000	PH Operations
Other Income	78,500	PH Operations
4. Non-federal sources (list below)		
Total resources	24,890,011	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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)

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

Other: (describe)

In order to maintain a low vacancy and turn around time rate MHA is beginning the verification process as the time of application

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

Credit reports, personal references, MAHRO list/debt to other subsidized housing agencies.

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)

Community Service Office Building

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. No

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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
- Over-housed
- Under-housed
- 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)
Working Families

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 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
- 1 Other preference(s) (list below)

Working Families

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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):
- 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)
Community Service Office Building

(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)
Working Families

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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 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
- 1 Other preference(s) (list below)
Working Families

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)
MHA Web Site

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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)_____
- 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

a. 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)
Review of tenant incomes at each site

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but 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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B. **See Attachments ms004f02 and ms004g02**
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.). **See Attachment ms004h02.**

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Victory Village

- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Victory Village
1b. Development (project) number:	MS004-005,007,009
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(02/11/05)
5. Number of units affected:	148
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: 06/01/2005 b. Projected end date of activity: 08/01/2005

Demolition/Disposition Activity Description	
1a. Development name: J.T. Davis Courts	
1b. Development (project) number: MS004-008	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(02/11/05)</u>	
5. Number of units affected: 78	
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: 02/01/2005	
b. Projected end date of activity: 06/01/2005	

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? 50

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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
Mississippi Home Corp with 6 years experience and Multi-County Community Service Agency with 5 years experience
- d. Demonstrating that it has other relevant experience (list experience below).
MHA has administered its' HCV Program for two years and has provided contract administration for 4 properties for more than 10 years.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004. Attachment ms004a02

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan

- b. Significant Amendment or Modification to the Annual Plan **Attachment ms004i02**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- b. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

The state of Mississippi is currently excluded from this requirement.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

- Appointment
The term of appointment is (include the date term expires):

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: State of Mississippi

a. 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 on its waiting list 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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

ATTACHMENT – ms004a02
ANNUAL PLAN PROGRESS REPORT (FOR FY2004)

The Housing Authority of the City of Meridian

Meridian, Mississippi

FY 2005
Annual Plan Progress Report
For Year Four – FY 2004

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

PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of Meridian

PHA Number: MS004

PHA Fiscal Year Beginning: 04/2004

PHA FISCAL YEAR 2002 - 2006

[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is:

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

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies: Maintain an annual public housing vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less by March 31, 2004.

Progress Report - As of 12/31/03 the Meridian PHA has a vacancy rate of approximately 3.7%. (The demolition of J.T. Davis Courts units are not included).

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHMAP/PHAS score for 1999) 99.0. HUD will continue to recognize the MHA as a high performer with a PHAS score of 90% or greater with no single indicator with a score below C by March 31, 2004.

Progress Report - On 3/31/00, the Meridian PHA had an Advisory PHAS score of 73. A score of 84 was attained for 03/01/01. A score of 89 was attained for 03/31/02 and we anticipate a similar score for 03/01/03.

- Improve voucher management: (SEMAP score)

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

Progress Report - As of 12/31/03, the Meridian HA has shown the following changes in our customer satisfaction scores of:

FY 2002	FY 2003
Maintenance- 82.6%	Maintenance- 79.8%
Communication - 69.6%	Communication – 60.2%
Safety – 77.5%	Safety – 75.4%
Services – 87.3%	Services – 94.5%
Neighborhood Appearance – 61.8%	Neighborhood Appearance –57.8%

- Concentrate on efforts to improve specific management functions:

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

Progress Report - This is an on-going objective. As of 12/31/03, the Meridian PHA has provided training/cross training in the following areas:

Housing Management	Cash Collections
Occupancy	Procurement
Accounting	Resident Services

MHA continues to provide additional training for the Accounting department in financial statements, budgets, and departmental budgeting. MHA has hired a Director of Finance and will implement procedures/accounting manual by March 31, 2005.

Progress Report - As of 12/31/03 the Meridian PHA has completed 100% of training in the following areas: understanding and implementing financial statements, budgets, and departmental budgeting. However, training of staff will continue to be a priority for MHA.

Financial Statements
Budgets

Departmental Budgeting

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

Progress Report - As of 3/31/02 the Meridian PHA has successfully completed, through its fee accountant, all aspects of GAAP conversion.

MHA upgrade its computer software and hardware by March 31, 2004.

Progress Report - MHA's computer software and hardware has been upgraded ahead of schedule.

MHA has met its goal to:

- a) install network digital copier with scanning capabilities .
- b) install interdepartmental e-mail network .
- c) implement site-based housing management.
- d) review and study the long-term impact of the present salary schedule and employee benefits package.
- e) MHA will improve its orientation process – Significant progress has been made in implementation.
- f) All Department Heads will be involved in updating and revising MHA's Personnel Policy and Procedures Manual . – This activity is currently in progress and for completion of final draft is targeted for March 31, 2005.

Renovate or modernize public housing units: March 2004

Progress Report – As of 12/31/02, the Meridian HA performed the following: MHA has conducted staff and resident training, including cross training within departments; installed playground equipment, and renovated managers offices & community centers. As of 12/31/03 electrical upgrades at MS004-012A, MS004-012B and C have been completed.

Work still to be completed are: landscape at MS004-006, 010, and 011; roof replacement at MS 004-001; kitchen cabinets with assemblies at MS004-006; gutters & downspouts at MS004-006, 010, and 011; roof replacement at MS004-006, 010, and 011; replace exterior doors & frames at MS004-001, 006, 010, and 011; replace storm doors at MS004-006, 010, and 011; replace thresholds at MS004-001; replace appliances at MS004-013.

Demolish or dispose of obsolete public housing: March 2004

Progress Report - In year one, the Meridian HA received a HOPE VI grant to demolish all units in Victory Village. As if 12/31/03 all units in Victory Village have been demolished.

Provide replacement public housing: March 2004

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

Provide replacement vouchers: March 2004

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

- Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: March 2004
Progress Report - The Meridian HA is in the process of providing voucher mobility counseling.
 - Conduct outreach efforts to potential voucher landlords
Progress Report - In year one, the Meridian PHA has conducted outreach to potential landlords.
 - Increase voucher payment standards
Progress Report - The Meridian HA currently reviewing voucher payment standards.
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs: March 2004
Progress Report - The Meridian HA has purchased 9 properties for the purpose of homeownership, two of the above mentioned properties were sold leaving a total of seven houses to begin the home ownership program.
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: Review by March 2004
Progress Report The Meridian HA has converted 148 existing units of housing to vouchers in Victory Village.
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: At least twice a year during the next five years, MHA will offer rental specials such as one month rent-free. MHA will use the practice of skipping others on the waiting list to accomplish the deconcentration of poverty.
Progress Report –The Meridian HA has implemented for Western Gardens.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
Progress Report – There has not been a significant opportunity to promote income mixing because 95% or more of all applicants are extremely low income.
 - Implement public housing security improvements: MHA will reduce by 20% the overall Part I crime in developments by March 31, 2004.
MHA will reduce by 20% the overall Part II crime in the developments by March 31, 2004.

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

Part I crimes: 38.4% decrease

Part II crimes: 20.5% decrease

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

Part I 50%

Part II 50%

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

During the period January 2003 December 2003 crime rates have risen:

Part I 22%

Part II 70%

This rise in crime is directly attributed to educating residents to report crimes. MHA has involved management and administration in encouraging residents to report any criminal activity that may affect their peaceful living conditions. Residents were encouraged at tenant meetings and security meetings, which were conducted by the contracted security consultant to report criminal activity and provided with security contract numbers by way of magnets, which were distributed at various sites. Educating the residents has resulted in greater response to calls and subsequent arrests.

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

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

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

Progress Report - The Meridian HA has expanded the hours of the patrol services at two sites – Eastern Gardens and Western Gardens. New Contract with Security firm began April 2003. MHA is considering expanding their hours even more. MHA is planning to provide 24 hour Patrols at for all properties during the weekend hours during FY 2004.

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

Progress Report – MHA has entered into contractual or memorandums of agreements with seven non-profits:

Boys & Girls Club of Lauderdale County
Youth Excitement Team (YET)
East Central Planning and Development
Multi-County Community Service Organization
Experience Works (formerly Green Thumb)
East Mississippi State Hospital
Meridian Public Schools

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

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

The Meridian PHA GED program implemented by MCC has decreased in 2003 to a daily enrollment of 15 participants. The decrease is due to an accomplishment of several residents and individuals passing the High School Equivalency Test. There has also been a reduction due to the renovations of the Residents Services building. Upon completion of the renovation, Meridian Housing Authority will provide more services and advertise to increase enrollment.

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

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

Other: (list below)

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

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

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

MHA will continue partnerships with community service agencies:

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

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

- Provide or attract supportive services to improve assistance recipients' employability: MHA will continue to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training.
Progress Report - this objective is on-going and is continuously being accomplished.
MHA will continue to provide residents the opportunity to receive their GED and job training 4 days / week in the Resident Resource Center.
Progress Report - This activity is on-going and is continuously being accomplished.
MHA will continue to partner with Meridian Community College who provides trained staff for the Resident Resource Center.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities: MHA will continue to apply annually for EDSS and/or Senior Service Coordinator funds available.
Progress Report - MHA was awarded Senior Service Coordinator grants in FY99, FY2000, FY2001, FY2002, and FY2003.
MHA will continue to partner with the following agencies in providing programs to assist elderly and disabled families in continuous independent living:
1. Multi-County Community Service Agency;
 2. East Central Planning and Development District
 3. Experience Works.
- Progress Report** - The Meridian HA continued to partner with these agencies.

Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
Progress Report - This is an on-going objective which is continuously being accomplished.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Progress Report - This is an on-going objective which is continuously being accomplished.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Housing Authority of the City of Meridian

VOLUNTARY CONVERSION INITIAL ASSESSMENT

TABLE OF CONTENTS

1. Summary
2. Determination of requirement for initial assessment:
3. PHA Wide Development Analysis
 - . Overhead Analysis
 - . Section 8 Analysis
 - . Conversion Analysis
 - . Certification
4. Individual Development Analysis

SUMMARY

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

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

The following sections comprise the conversion assessment:

- **Overhead Analysis** - Data incorporating expenses and cost of the Authority to calculate the overhead per unit.
- **Section 8 Analysis** - Data incorporating expenses and cost of the Authority or an Authority in the surrounding area to calculate the cost per voucher.
- **Total Monthly Unit Cost Per Development** - Data that illustrates the cost of future renovations added to the overhead per unit.
- **Conversion Analysis** - Data that compares and demonstrates the cost differences between conventional housing per development and tenant based assistance.
- **Certification** – Signature of official that certifies the position on the conversion per development and PHA wide.

The results of this report can be used to declare and certify the Authority's position on voluntary conversion. This report is an overall initial assessment and is non-binding. The calculations and formulas used in this assessment were derived by HUD in interpretation of the final rule as published in the Federal Register on voluntary conversion as of August 22, 2001.

***Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment***

HOUSING AUTHORITY OF THE CITY OF MERIDIAN, MISSISSIPPI

Determination of requirement for initial assessment:

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

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

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

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

<i>DEV. NUMBER</i>	<i>DEVELOPMENT NAME</i>	<i>* IS THE DEV. SUBJECT TO MANDATORY CONVERSION?</i>	<i>* IS A DEMOLITION APPLICATION PENDING?</i>	<i>* IS THE DEV. DESIGNATED ELDERLY/ DISABLED?</i>	<i>* DEV. HAS HOPE VI APPROVED?</i>	<i>IS DEV. EXEMPT?</i>
MS004001	Highway Village	No	No	No	No	No
MS004002	Frank Berry Courts	No	No	No	No	No
MS004003	Mountain View Village	No	No	No	No	No
MS004004	George Reese Courts	No	No	No	No	No
MS004005	Victory Village	N/A	N/A	N/A	Yes	Yes
MS004006	Magnolia Park Court	No	No	No	No	No
MS004007	Victory Village Addition	N/A	N/A	N/A	Yes	Yes
MS004008	J.T. Davis Courts	No	No	No	No	No
MS004009	Victory Village Addition 2	N/A	N/A	N/A	Yes	Yes
MS004010A	Scattered Sites	No	No	No	No	No
MS004010B	Scattered Sites	No	No	No	No	No
MS004010C	Scattered Sites	No	No	No	No	No
MS004010D	Scattered Sites	No	No	No	No	No
MS004010F	Scattered Sites	No	No	No	No	No
MS004011A	Scattered Sites	No	No	No	No	No

Housing Authority of the City of Meridian

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

Complete an individual development analysis for each development not exempt.

**Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment**

DEVELOPMENT NUMBER MS004: PHA WIDE DEVELOPMENT ANALYSIS

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

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

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

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

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

5. Is Line 1b higher? Yes X No _____

Cost to maintain/operate units per month	\$ 315.69
Cost to provide Section 8 Voucher	<u>\$ 384.19</u>

(Cost) or Savings to Provide Section 8 \$ 68.50

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

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

a. *Would the conversion adversely affect the availability of affordable housing in the community?* Yes X
No _____

Comments:

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

b. *Would the conversion provide the development residents with better housing choices?* Yes _____
No X

Housing Authority of the City of Meridian

Comments:

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

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

Comments:

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

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

Comments:

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

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

- 3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES ___ NO X

Comments:

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

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

We have determined that conversion is:

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

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

Signature of Executive Director

Date

INDIVIDUAL DEVELOPMENT ANALYSIS
Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER: MS004001 Highway Village

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004002 Frank Berry Courts

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

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

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

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

Housing Authority of the City of Meridian

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

c. Is Line 1b higher? Yes No _____

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

DEVELOPMENT NUMBER: MS004003 Mountain View Village

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

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

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

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

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

c. Is Line 1b higher? Yes No _____

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

DEVELOPMENT NUMBER: MS004004 George Reese Courts

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

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

15. Will not adversely affect the availability of affordable housing in the community.

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004006 Magnolia Park Court

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

Necessary conditions for voluntary conversion:

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004008 J.T. Davis Courts

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

Necessary conditions for voluntary conversion:

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004010A Scattered Sites

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

Necessary conditions for voluntary conversion:

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004010B Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes X No _____

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

DEVELOPMENT NUMBER: MS004010C Scattered Sites

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

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

Housing Authority of the City of Meridian

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004010D Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004010F Scattered Sites

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

Necessary conditions for voluntary conversion:

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004011A Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004011B Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004011D Scattered Sites

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

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

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

Housing Authority of the City of Meridian

- a. Public Housing Line 520, HUD 52599: \$4,913,435.09 (PUM) \$315.69
- b. Section 8 HUD 52681, Line 30 \$1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost \$384.19
- c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004012A Western Gardens

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

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

- 57. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.
 - a. Public Housing Line 520, HUD 52599: \$4,913,435.09 (PUM) \$315.69
 - b. Section 8 HUD 52681, Line 30 \$1,659,725.05 divided
by Line 11: 4,320 = avg. unit cost \$384.19
 - c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004012B Eastern Gardens

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

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004012C Oakland Heights Gardens

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004013 Sowashee Courts

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004014A Scattered Sites

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

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004014B Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes No

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

DEVELOPMENT NUMBER: MS004014C Scattered Sites

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

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

Housing Authority of the City of Meridian

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

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

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

c. Is Line 1b higher? Yes X No _____

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

DEVELOPMENT NUMBER: MS004014D Scattered Sites

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

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

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

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

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

c. Is Line 1b higher? Yes X No _____

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

PET POLICY

ADOPTED: June 2001

EFFECTIVE: June 2001

UPDATED:

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

PET POLICY

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

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

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

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

MHA*s financial interest in the Development Site.

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

I. SELECTION CRITERIA

Prior to a pet being accepted for keeping in a dwelling unit within The Housing Authority of the City of Meridian*s Development Sites, the proposed owner must prepare and submit an “APPLICATION TO KEEP A PET” to The Housing Authority of the City of Meridian. The Resident/Pet Owner and The Housing Authority of the City of Meridian must also enter into a “PET AGREEMENT”.

In addition to executing the Agreement, the Resident/Pet Owner must provide to The Housing Authority of the City of Meridian, a completed “VETERINARIAN*S CERTIFICATE” which will serve as proof of the proposed pet*s health, suitability, and acceptability in accordance with the “Provisions for Acceptability” as outlined below.

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

II. PROVISIONS FOR ACCEPTABILITY

A. REGISTRATION INCLUDES THE FOLLOWING:

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

B. DISAPPROVAL:

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

1. The pet is not considered a domesticated pet as identified more specifically in this policy.
2. The Resident/Pet Owner fails to provide complete pet registration information.
3. The Resident/Pet Owner fails to update the annual registration as required each year.
4. The Housing Authority of the City of Meridian reasonably determines, based on the Resident*/s/Pet Owner*s habits and practices, that the Resident/Pet Owner will be unable to keep the pet in compliance with the Pet Rules and other obligations specified in the Dwelling Lease. The pet*s temperament may be considered as a factor in determining the prospective Resident*/s/Pet Owner*s ability to comply with the Pet Rules and other obligations specified in the Dwelling Lease.

C. PET GUIDELINES:

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

1. DOGS

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

2. CATS

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

3. BIRDS

- Must NOT exceed 10 pounds
- Must be enclosed inside a cage at all times

4. FISH

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

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

III. FINANCIAL OBLIGATIONS - RESIDENT/PET OWNER

A. PET DEPOSIT:

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

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

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

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

A. OTHER EXPENSES:

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

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

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

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

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

IV. PET RULES

- A. Pets must be maintained within the Resident*/Pet Owner*s dwelling unit. When outside the apartment, dogs and cats must be kept on a leash or carried. Pets must be under the control of the Resident/Pet Owner AT ALL TIMES. The pet must be fed and watered inside the dwelling unit; and no pet food or water may be left outside the dwelling unit at any time. This rule applies to ALL pets.
- B. Dogs should be walked (always on a leash) and curbed away from the buildings and common walking areas. Resident/Pet Owner must carry a scoop and plastic bag when walking the pet and must clean up after the pet by placing waste in a sealed plastic bag and placing bag in a dump site or other MHA specified garbage areas on the grounds of the Development Site. Under no circumstance will the pet be allowed to go near the shrubbery and/or trees located on the Development Site.
- C. Litter Box Requirements for Cats:
- Litter from litter boxes shall be disposed of in sealed plastic trash bags and placed in a dump site or other MHA specified garbage area on the grounds of the Development Site.
 - Litter shall be changed at least twice weekly and waste shall be separated from the litter daily.
 - Litter shall not be disposed of by being flushed through a toilet. Charges for unclogging the toilet due to the improper disposal of pet waste shall be billed to the Resident/Pet Owner.
 - Litter boxes shall be kept INSIDE the Resident/Pet Owner*s dwelling unit at all times.
- D. Resident/Pet Owners shall assume sole responsibility for liability arising from any injury sustained by any person attributable to their pet.
- E. Resident/Pet Owners agrees to control the noise of his/her pet so that such noise does not constitute a nuisance to other tenants or interrupt their peaceful enjoyment of their dwelling units. Failure to control pet noise will result in the removal of the pet from the premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
- F. Any pet that causes bodily injury to a Resident, Guest, Staff Member, or other authorized person on the premises, shall be immediately and permanently removed from the premises without prior notification.
- G. No pet shall be left unattended in any apartment for a period in excess of eight (8) hours (except fish).

- H. Resident/Pet Owner must be aware and recognize other residents may have chemical sensitivities or allergies related to pets or may be easily frightened and/or disoriented by animals. The Resident/Pet Owner agrees to exercise common sense and common courtesy with the respect to such other Residents* right to the peaceful and quiet enjoyment of common areas and his/her apartment.
- I. All Resident/Pet Owners shall be responsible for adequate care, nutrition, exercise, and medical attention for his/her pet.
- J. Resident/Pet Owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.
- K. All dogs and cats must wear both a flea and tick collar.
- L. Visiting pets, as well as pets of visitors, shall not allowed.
- M. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the MHA.
- N. The expense of treating infestations of fleas, ticks, and other pests in the Resident/Pet Owner*s apartment shall be the responsibility of the Resident/Pet Owner.
- O. A pet tag furnished by the Resident/Pet Owner must be worn by dogs and cats at all times identifying the pet owner and his/her apartment number.
- P. Resident/Pet Owner shall not alter their dwelling unit, patio, or any other areas on the Development Site to create an enclosure for the animal.
- Q. If an approved pet gives birth to a litter, the Resident/Pet Owner shall move all pets from the premises except the one registered with MHA.

V. PET RULE VIOLATIONS

A. NOTICE OF VIOLATION:

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

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

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

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

B. VIOLATION MEETING:

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

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

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

VI. NOTICE OF PET REMOVAL

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

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

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

B. IN THE CASE OF INCAPACITY, DEATH, OR NEGLIGENCE:

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

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

HOMEOWNERSHIP CAPACITY STATEMENT

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

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

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

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

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

ADMISSIONS POLICY FOR DECONCENTRATION

Meridian Housing Authority Deconcentration of Poverty Policy

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

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

- 1). It may strip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.
- 2). It may make concerted efforts to aid lower income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:
 - a) Providing self sufficiency activities to improve resident employability
 - b) Providing permissive deductions from annual income and other permissive deductions to public housing resident as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
 - c) Providing individual savings accounts to families who select income-based rents;
 - d) Establishing a rent structure that encourages deconcentration of poverty;
 - e) Providing certain admissions preferences, such as those for working families;
 - f) Providing additional applicant consultation and information;
 - g) And providing additional supportive services or amenities.

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

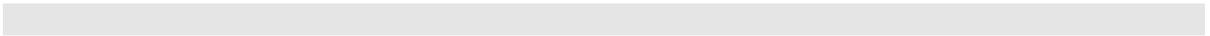
In conducting its required analysis of income levels at its developments to determine if any have a concentration of poverty; the Meridian Housing Authority discovered a need to take specific measures to promote deconcentration of poverty and income mixing. To that end, the Authority will take the following specific steps to alleviate and later prevent any poverty concentration at its developments.

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

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

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

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



The City of Meridian Housing Authority Community Service Policy

PURPOSE

The purpose of this policy is to establish a community service program in compliance with section 12© of the U.S. Housing Act of 1937, in accordance with new regulations at 24 CFR part 960, Subpart F, issued as part of “Changes to Admissions and Occupancy Requirements in the Public Housing and Section 8 Housing Assistance Programs; Final Rule” in the March 29,2000 Federal Register. Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community.

This program is intended to provide a rewarding activity that will assist Meridian Housing Authority (MHA) residents in improving their own and their neighbors’ economic and social well-being and give residents a greater stake in their communities.

Exemptions

The following are exemption categories from the community service requirement. An adult who:

- *Is 62 years or older;*
- *Is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or*
 - *Is a primary caretaker of such individual;*
- *Is engaged in work activities*
- *Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program administered in the State of Mississippi, including a welfare to work program; or*
- *Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program administered in the State of Mississippi, including a welfare to work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.*

Service Requirements

The Housing Authority of the City of Meridian will require each adult member of the household, unless otherwise exempt, to contribute eight (8) hours per month of community service, or economic self-sufficiency activities, or a combination of both activities. The Meridian Housing Authority shall give residents the greatest choice possible. Community service activities shall include, but shall not be limited to:

1. *Improving the physical environment of the resident’s development;*
2. *Volunteer work in a local school, hospital, child care center, homeless shelter, or other community service organization;*
3. *Working with youth organizations;*
4. *Helping neighborhood groups on special projects*
5. *Participation in programs that develop and strengthen resident self-responsibility such as:*
 - a. *Drug and alcohol abuse counseling and treatment;*
 - b. *Household budgeting and credit counseling;*
 - c. *English proficiency;*

1. *Apprenticeships and job readiness training.*
Community service is not employment and may not include political activities.

Residents must provide proof that they have completed the requisite amount of service hours of community service and/or self sufficiency activities two months prior to the end of their lease.

Family Violation of Service Requirements

The Meridian Housing Authority's lease specifies that it shall be renewed for all purposes, unless the family fails to comply with the service requirement. Violation of the service requirement is grounds for non-renewal of the lease at the end of the twelve month lease term, but not for termination of tenancy during the course of the twelve month lease term.

Administration of Service Requirements

It is the obligation of the Meridian Housing Authority's Executive Director, through the Director of Housing Operations to verify annually that all members of the household, who are subject to the service requirement, are in compliance or are no longer residing in the unit.

The Meridian Housing Authority will provide guidance lists of acceptable activities to residents, along with ways to contact various groups and agencies that meet the requirement and intent of the community service provision.

It will be the sole responsibility of the resident to contact, schedule and perform the required eight (8) hours per month and total annual requisite hours.

The Meridian Housing Authority requires that residents receive advance approval of any community service activity that is not included on MHA's guidance lists prior to performing the services.

The MHA will provide a Verification Certificate for the resident to have completed and signed by the community service and/or self-sufficiency activity contact with whom the resident is working or engaging in self-sufficiency activities. It is the responsibility of the resident to deliver this completed certificate to MHA. This verification will be requested by the MHA two months before the lease expires.

Resident Compliance

If the Meridian Housing Authority determines that there is a family member who is required to fulfill a service requirement, but who has violated this family obligation (noncompliant resident), the MHA will notify the tenant of this determination. This notification will describe the noncompliance and state that the MHA may not renew the lease upon expiration of the term unless:

- The tenant, and any other noncompliant resident, enter into a written agreement with the MHA, in the form and manner required by the MHA, to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease; and
- The family provides written assurance satisfactory to the MHA that all other members of the family who are subject to the service requirement are currently complying with the service requirement or are no longer residing in the unit.

Grievance Procedures

The Meridian Housing Authority will comply with the due process requirement outlined in Section 512 of the Quality Housing Work responsibility Act of 1998 for residents when reviewing and determining resident compliance with the community service and self-sufficiency requirement.

The resident may request a grievance hearing on the MHA determination, and may exercise any available judicial remedy to seek timely redress for the MHA's non-renewal of the lease because of such determination.

**RESIDENT SERVICE AND SATISFACTION
SURVEY**

FOLLOW-UP PLAN 2004

Of

The Housing Authority of the City of Meridian

(Submitted as a part of the Annual Plan)

**Prepared: October 1, 2004
Ronald J. Turner, Sr. PHM
Deputy Director**

Follow-up Plan

(submitted as part of the Annual Plan)

The Housing Authority of the City of Meridian has developed a Follow-up Plan based on the results of the 2004 Resident Service and Satisfaction Survey. The MHA is required to implement a follow-up plan in the Communications and Neighborhood Appearance components of the RASS.

Communication

MHA received a score of 73.4% in the communication's component of the Resident Service and Satisfaction Survey. In order to surpass the 75% HUD requirement, the following plan will be implemented:

MHA realizes that clear communications of services and other neighborhoods-related issues are critical components in the success of the authority. The following plan will be implemented in an effort to improve services in the area of resident communications.

- 1. MHA will conduct a focus group meeting with representatives of the Resident Advisory Board to obtain input regarding their concerns and perceptions of all existing communication barriers. MHA will list each problem identified by the Resident Advisory Board. Monthly progress meetings will be held with the R.A.B. until notable improvements occur.**
- 2. MHA will conduct monthly training sessions with staff to effectively and politely communicate with residents. These sessions will be scheduled on the agenda during staff meetings. Ex. – MHA will conduct role playing exercise and demonstrate the appropriate manner to interact with our value customers.**
- 3. MHA will ensure that there are adequate internal communication controls by conducting customer service surveys at each development. Additionally, MHA representatives will conduct monthly phone checks regarding customer satisfaction.**

- 4. MHA will ensure that all new residents are properly orientated and are familiar with the lease and other written policies and procedures of the authority.**
- 5. Residents will be encouraged to become active member of their tenant associations where policies and procedures will be openly discussed.**
- 6. MHA will avoid dictating policy and encourage residents to participate in policy development.**
- 7. MHA will hire a public relations specialist who will devote an entire segment of the monthly newsletter dealing with resident concerns and awareness.**
- 8. Resident managers will update their community bulletin boards keeping all current activities in a distinguishable area of the board.**
- 9. MHA will assist and encourage residents to organize building captains in an effort to improve the community. Ex – Report vandalism, criminal activity, and etc.**
- 10. MHA will update residents of improvements being made to their developments.**

(The possibility of positive change can be an incentive for residents to be involved in their development and maintain their own unit more effectively.)

Neighborhood Appearance

MHA received a score of 68% in the Neighborhood Appearance component of the Resident Service and Satisfaction Survey. In an effort to surpass the 75% HUD requirement, the following plan will be implemented:

- 1. MHA will conduct a focus group meeting with representatives of the Resident Advisory Board to obtain input regarding their concerns and perception of barriers which prevent a viable neighborhood appearance. MHA will list each problem identified by the advisory board. Monthly progress meetings will be held with the R.A.B. until notable improvements occur.**

- 2. MHA will instruct its security force to patrol vacant units on a daily basis in an effort to eradicate any potential criminal activity.**
- 3. MHA will strictly enforce its “ban-list” in an effort to keep lease violators off the streets of all properties managed by MHA.**
- 4. MHA will continue to exterminate pest on a monthly or as needed basis.**
- 5. MHA will continue to implement weekly bulk trash pick-ups by which large items can be picked up on an as needed basis.**
- 6. MHA will continue to require the Grounds Maintenance’s contract monitor to submit bi-monthly assessments of the development grounds. Property managers will be required to walk or tour their sites on a daily basis and record all deficiencies.**
- 7. MHA will encourage each resident president to tour the development site along with the property manager at least twice monthly.**
- 8. MHA will encourage each resident association president to create a neighborhood appearance sub committee. (Award prizes or recognize the resident with the best kept yard). MHA will recognize the resident with a segment in the newsletter and website.**
- 9. MHA will eliminate graffiti within 72 hours of the reported occurrence.**

**ATTACHMENT MS004C02
MEMBERSHIP OF THE MHA RESIDENT ADVISORY BOARD**

Board Member	Title	Appointment Date	Term
Fannie Nickelson	President	March 2004	2 years
Bridgett Gibbs	Secretary	March 2004	2 years
Sharon Baskins	Treasurer	March 2004	2 years

Date of next board election: January 2006

Does the organization have block captains? No

Does the organization have an operating committee? Yes

*The vice-president resigned in January due to personal reasons. No vice-president has been re-elected or appointment.

Attachment ms004g02

Attachment ms004g02

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

Activities for Year 1	Activities for Year: <u>_06_</u> FFY Grant: PHA FY:			Activities for Year : <u>_07_</u> FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	

Attachment ms004g02

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

Activities for Year 1	Activities for Year: <u>08</u>			Activities for Year: <u>09</u>		
	FFY Grant: PHA FY:		Estimated Cost	FFY Grant: PHA FY:		Estimated Cost
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost