

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Mississippi Regional Housing Authority VIII

PHA Number: MS-040

PHA Fiscal Year Beginning: (01/2005)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

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: Subject to availability.
 - Reduce public housing vacancies: Consistently under 3%.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments. Acquired additional 72 unit complex, Section 8 and open market rentals
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Ongoing for next 5 years
 - Demolish or dispose of obsolete public housing: 62 demolition complete;
Additional 135 proposed for demolition
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - 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:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below) Continued resident intervention program to promote successful residency; Continued application screening and strict enforcement of "One Strike Policy" (anti-drug and criminal activity policies)

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: Working family Local Preference
- Provide or attract supportive services to improve assistance recipients' employability: TOP Grant, Computer Centers and Resident Initiatives Program
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Continuance and support of Service Coordinator grant and Resident Initiative Programs
- 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)

Continue Section 504 non-discrimination in programs and activities, effective communications and program accessibility. Perform annual assessment survey and self-evaluations.

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

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

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

EXECUTIVE SUMMARY

The Mississippi Regional Housing Authority No. VIII administers approximately 4000 Section 8 vouchers and over 1400 units of Conventional Public Low Income Housing in 14 southern counties of Mississippi. The administrative supervisory functions are divided between three (3) deputy directors reporting to the Chief Executive Officer who reports to a 15 member Board of Commissioners. Deputy Directors department supervision are structured as follows:

1. Deputy Director:
 - Conventional Housing (Occupancy)
 - Resident Services and Resident Initiatives Programs
 - Region VIII Properties
2. Deputy Director:
 - Section 8 Voucher Program
 - Accounting
 - Personnel
 - Investigations.
3. Deputy Director:
 - Procurement and Contracting
 - Capital Fund Program
 - Conventional Maintenance and Work Orders

Region VIII is proud to state that it has achieved High Performer status under HUD's Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) indicators for the past three years and has also been given an Excellence in Management Award by the

local HUD Office indicating a commitment to family safety and services to its residents. Region VIII is by far second to none as the leader in the state and Southeast Region by being innovative, creative and operating outside the scope to provide decent, safe and sanitary Public Housing, and Section 8 Housing and creating additional housing opportunities for low-income families. We attribute these accomplishments to strong adherence to the following management practices, as well as an excellent Management Team.

1. Safety and Security for Communities and Fraud and Abuse Detection: Region VIII has an Investigations Department consisting of four full time, highly trained former police officers who have successfully curtailed drug, gang and criminal activity in all Public Housing sites. Aggressive enforcement of “One Strike” and “O Tolerance” has been practiced before “One Strike” was conceived. Weeding out the bad element and creating a safe, healthy environment has changed the image of Public Housing in this area. As a result, the good families have returned. Also, a successful Housing Fraud and Abuse Detection Program has resulted in the repayment of thousands of dollars of overpaid subsidies due to fraud and payment of retroactive rent due to fraud and damage claims in Public Housing.
2. Progress: Total number of applicants denied who met the “One Strike” criteria, 37 (PHAS 2003). Total number of evictions as a result of “One Strike” criteria, 80 (PHAS 2003). Total collections of overpaid Section 8 subsidies due to fraud, \$176,000, (FYI 2003). Public Housing collections for fraud, unpaid rent and move-out charges \$53,489, (FYI 2003).
3. Strong Policies and Policy Enforcement: Policies, rules, regulations, and procedures are constantly reviewed, revised, updated and enforced. Residents, old and new, are constantly instructed on their responsibilities and are held responsible. Although Region VIII has a high rate of successful evictions for lease violations, we have developed an Intervention Team to work with, educate, instruct, provide social services, or to take any reasonable steps necessary to help the resident comply, and evict only as a last resort. Also all resident who wish to grieve any adverse action initiated by the Housing Authority, are given that right, as stated in all notices in accordance with the Authority’s Grievance Procedure.
4. Progress: Cases referred for intervention, 157, of those only 26 cases resulted in actual eviction, (FYI 2002).
5. Maintaining Decent, Safe and Sanitary Facilities: Region VIII is well aware of its responsibility to maintain its dwelling units and facilities and considers the maintenance department the backbone of any well run Housing Authority. A well-trained and well-equipped maintenance department is the key and as a result this Authority has consistently achieved high PHAS scores in emergency and routine work orders and unit turnaround. In addition, Uniform Physical Condition Standards (UPCS), housekeeping, facilities and systems inspections are conducted routinely throughout the year.
6. Progress: Non-emergency work-order turnaround time is 20 days and emergency work-orders under 24 hours, (PHAS 2003). Region VIII has demolished or disposed of 340 of its worst and most costly to maintain Public Housing units, (Annual Plan 2004). Demolition of these units will reduce density, drug and criminal activity and assure the useful life of the remaining portion of the project.
7. A well planned Capital Funding Program (CFP): The CFP includes plans for the eventual complete modernization of all Conventional housing units including, central air and heat, new electrical systems, new appliances, floors, walls, bathroom fixtures and tub surrounds,

roofs and exterior upgrade. This plan has been in effect for at least four years and has already produced many positive results, for example, the newly modernized units are now competitive with the private rental market, they instill a sense of pride among the residents and provide for a more positive environment to raise children. Other management benefits include lower vacancy rates and units easier to maintain.

8. Progress: To date, 100% of Public Housing units, have had central air and heat installed and other major renovations. New contracts have been signed to continue other renovations where needed.
9. Plans have been made for the relocation and replacement of two older maintenance facilities, which will improve maintenance service to a major portion of Public Housing Residents. Plans have been made to remodel four Public Housing management offices, which serve a major portion of Public Housing Residents in Gulfport, Pascagoula, and Moss Point.
10. Conversion of Public Housing: It is the goal of Region VIII to convert all Public Housing within a period of 8-10 years to open market low income rental units.
11. Creation of additional affordable housing: Region VIII has already created additional rental units through mixed financing. These units are available to Section 8 voucher holders or open market renters. In addition, Region VIII will issue bonds for new construction and will review tax credit options to further its commitment to serve the ever-growing need for affordable housing.
12. Employment Opportunities: Region VIII will continue to seek out and employ qualified residents. And will continue to provide on the job training as well as offering technical training courses for maintenance personnel to increase opportunities for advancement in their particular fields.
13. Progress: Region VIII currently has six active contracts with local private contractors for cleaning and preparation of vacant Public Housing units.
14. Service to the Public: Region VIII has the largest Section 8 Program in the State with over 4000 vouchers, serving 14 southernmost Mississippi counties. In order to serve such a large geographical area, three satellite offices have been strategically located for convenience and service to the client.
15. Progress: A new Section 8 satellite office has been completed serving the entire Jackson County area.
16. In an effort to affirmatively further fair housing and equal opportunity for all and anticipated increase in Section 8 vouchers and other mixed financed affordable housing, Region VIII plans to relocate its Central Administrative Office and Housing Application Center. The new modernized, fully accessible applications center will have easy access to and from the interstate highway system, expanded parking, and will be more energy efficient. Our current 30 plus year old location supports an antiquated, trouble prone structure and mechanical systems, limited parking and congested downtown traffic. We truly feel that this move will be a benefit to the public in the 14 county area we serve.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Capital Improvement Needs
 - 6. Demolition and Disposition
 - 7. Homeownership
 - 8. Civil Rights Certifications (included with PHA Plan Certifications)
 - 9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5 year goals)
 - 10. Project Based Voucher Program

Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY 2005 Capital Fund Program Annual Statement
- N/A Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair 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 of 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	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
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	The Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.12(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 Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	3054		770-800
Extremely low income <=30% AMI	2446	80	
Very low income (>30% but <=50% AMI)	608	20	
Low income (>50% but <80% AMI)	0	0	
Families with children	2154	71	
Elderly families	120	4	
Families with Disabilities	119	4	
Race/ethnicity	1022	34	
Race/ethnicity	2023	66	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	242		
2 BR	222		
3 BR	170		
4 BR	35		
5 BR	8		
5+ BR	0		

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

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

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	2,871,419	
b) Public Housing Capital Fund	3,056,474	
c) HOPE VI Revitalization	None	
d) HOPE VI Demolition	None	
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,255,732	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	0
i) HOME	0	0
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,675,230	Administration and Operations PH
4. Other income (list below)		
Interest earned	15,000	Administration and Operations PH
Resident Charges for Repairs	180,000	Administration and Operations PH
4. Non-federal sources (list below)		
Region VIII Properties	136,372	Property Acquisition
Interest	3,536	Property Acquisition
Total resources	32,193,763	

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) at the time of initial 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) Rent and financial obligations history. History of disturbances.

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

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

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

- 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? N/A

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below) To be closer to a job location or to be near an elderly or ill relative
- 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)
Victim of natural disaster

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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) Site Managers, Service Coordinators, Resident Initiatives Coordinators, Bulletin Boards, Newsletter

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

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

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

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

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
40-06, 40-10, 40-12, 40-15, 40-18, 40-24, 40-27, 40-28, 40-30, 40-32, 40-33, 40-34

Employing new admission preferences at targeted developments
If selected, list targeted developments below: All Developments
40-06, 40-10, 40-12, 40-15, 40-18, 40-24, 40-27, 40-28, 40-30, 40-32, 40-33, 40-34

Other (list policies and developments targeted below)

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

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

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

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

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

List (any applicable) developments below:
40-06, 40-10, 40-12, 40-15, 40-27, 40-30, 40-32, 40-34

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

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:
40-18, 40-24, 40-28, 40-33

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below) Branch offices mail.

(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: Depending on the availability of rental units in the appropriate bedroom size.

(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) Victims of disaster

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 20%
- Other (list below)

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

(2) Flat Rents

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

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

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 903.7 (g)]

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

A. Capital Fund Activities

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

Capital Fund Program

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 3,056,474

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

D. 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.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.7 (h)]

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

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

2. Activity Description

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

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

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h)

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 8.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Section 8 tenant for at least one (1) year and employed for over one (1) year. Income over 10,300. Good credit standing. First time homeowner.

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.

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

Region VIII has demolished or disposed of 340 of its worse Public Housing units enabling the proceeds to be re-invested and ensuring the viability of the remainder of Public Housing units. Region VIII has received 340 replacement Section 8 vouchers as a result of Demolition/Disposition. Region VIII is continuing its modernization plans through the CFP program.

B. Criteria for Substantial Deviations and Significant Amendments

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

RESIDENT ADVISORY BOARD COMMENTS AND RECOMMENDATIONS REGARDING THE DEVELOPMENT OF THE FIVE YEAR AND ANNUAL PLAN 2005

1. Comment: Parking lot lighting and cracked sidewalks

1. Response: Region VIII will inspect all resident parking areas and supply lighting where needed. Cracked sidewalks will also be repaired to prevent hazards.

2. Comment: New carpet or tiles, Willow Creek apartments need speed breakers.

2. Response: Region VIII is currently replacing all old worn out carpet with new tile flooring on an as needed basis.
Speed breakers are an issue concerning insurance and liability. Currently we are told by insurers that they are not covered.

3. Comment: Replacing the floors in the kitchen and hallways of Charles Warner Homes in addition to other improvements.

3. Response: Replacement of the floors will definitely be addressed in CFP plans in the near future.

4. Comment: Replacement of carpet at Willow Creek and speed bars.

4. Response: See Response #2

5. Comment: - Attic fans. We do need these regardless if we have A/C or not because some of us can't afford to run the A/C all the time.
- Our Rec Room at W.M. Ladnier also needs to be left the same size due to the fact that Mrs. Diane Reese has so many important things and Residents Services being done out of that building.
- All the sites need internet access of some kind on the sites to communicate back and forth to keep up with RAB information city, state, so we can catch things going uphill instead of downhill.

5. Response: - In order to reduce maintenance costs in the face of budget cuts, it is our policy to eliminate attic fans when central heat and air has been installed. Residents are free to purchase other types of portable fans.
- Due to the age of the facility (W.M. Ladnier Rec Room) modernization may be too costly as opposed to a new but smaller facility. These options will be studied.

- Here again, in the face of budget cuts, funds for internet service for residents are scarce. However, resident groups can have fundraisers, seek donations, grants and seek out many other resources which are available.

6. Comment: I oppose the water bill (in reference to water meters being installed by the city), and pest control.

6. Response: When water meters are installed, each resident will be given the benefit of an adjusted Utility Allowance, which will offset the monthly water bill.
- Pest control is contracted with a professional pest control contractor. Treatment for pests is done on a regular basis throughout the year. Any resident who has a particularly severe problem with pests need only to contact the Site Manager and the Pest control contractor will re-treat the unit.

7. Comment: Concerning water bills. I am not with it. Water bills is to high, what are people going to do about old water bills? The last time they sprayed was 2003, it's time to spray again. If we have to pay water bill, what about high light bills. How are people going to afford them if they are not working? If it is to go in affect, how are you going to make it affordable to us? Even for those who are working. As as the lights, can't you put insulation in to afford light (bills).

7. Response: As stated in Response #6, utility allowances are calculated and deducted from total rents in order to offset utility bills. Utility rates are monitored each year for increases. Any increases in rates will be reflected in utility allowances and rents adjusted accordingly. All dwelling units are insulated. As for pest control, see Response #6.

8. Comment: I would like to let you know that I am on a fixed income. There is no way I could pay a water bill. That would mean that one of my major house whole bills would be late every month. Because of a water bill, does that mean that my rent would go down? That just don't fit into my budget.

8. Response: See Response #6 and #7. Yes, an increase in utilities paid by resident and an increase in utility allowances means your rent will decrease.

9. Comment: I am on a fixed income and this will be a hardship for me t pay water bill. I would like to know who will pay for the debt service and sewer transport fee to water bill. Can the stipend for lights and water be increased? We need more light in the back field.

9. Response: See Response #6, #7, and #8. Yes, all additional fees, debt service, sewage, garbage pick up, are considered utility expense and will be calculated into your utility allowance. Lighting in the back field will be studied and considered.

10. Comment: I strongly disagree with the discussion to pay your own water. My concern is for the elderly and not working residents. How are they supposed to buy food and clothing and they will also lose their apartments. So the fact is it's not enough money.
- In other issues, I have a problem with pest control. We in L.C. Jones Homes haven't had pest control performed since 11/03. And about the trash on roof fines.

10. Response: See Response #6, #7, #8. Trash on the roofs is not a fine. It is a charge for a service rendered by maintenance. Residents must prevent their children from throwing things up there. It is not only unsightly but can damage the shingles and/or vents.

11. Comment: I am in opposition of L.C. Jones having to pay a water bill, in the event that we may have to pay this, I recommend that we are compensated by paying lower rent and to be

reimbursed through higher stipends for all utilities. Also all leases will have to be adjusted because they state that during summer months we are allowed to have pools, but they must be emptied daily, which is contradictory to us paying a water bill.

- In general, we need monthly pest control at least every three months. We also need to establish community based activities so that residents can do community service outside of resident council.

11. Response: See Response #6, #7, #8 (water bills). Children pools are allowed but as any private citizen, extra water used to fill the pool must be paid by that citizen. A pool is considered a luxury not a necessity. Pest control-see Response #6. Community based activities. Outside resources are available to Resident Groups free for the asking.

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Hattiesburg, Gulfport, Biloxi, Pascagoula, Moss Point

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

Supports funding for improved sidewalks, streets and drainage, supports funding for youth activities (after-school programs and playground equipment), supports demolition/disposal of non-viable units, and supports availability of Section 8 voucher program.

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Attachments

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	700,469.00
3	1408 Management Improvements	225,524.00
4	1410 Administration	256,263.00
5	1411 Audit	1000.00
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	215,325.00
8	1440 Site Acquisition	0
9	1450 Site Improvement	100,000.00
10	1460 Dwelling Structures	1,597,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	120,500.00
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	0
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	25,000.00
18	1498 Mod Used for Development	0
19	1502 Contingency	261,266.00
20	Amount of Annual Grant (Sum of lines 2-19)	3,502,347.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII

SECTION 8 VOUCHER HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT

As provided in the final rule at 982.625, MRHA VIII demonstrates its capacity to administer the Section 8 Voucher Homeownership Program as indicated in the following sections of MRHA VIII's Administrative Plan – Addendum “A”:

Section 9 (e)(1) – Financing & Affordability of The Purchase of Home – 982.632, Down Payment & Closing Costs

The MRHA VIII will require that participants of the Program provide a three percent (3%) down payment towards the purchase of the home. One percent (1%) of the down payment must come directly from the participant; the other two-percent (2%) may come from other sources available to the participant.

Section 9 (a)(4) – Financing & Affordability of the Purchase of Home – 982.632, Participants are required to secure their own financing

If a mortgage is not FHA insured or VA guaranteed, MRHA VIII will require lenders to comply with generally accepted mortgage underwriting standards consistent with HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, RHS, the Federal Home Loan Bank or other generally accepted private sector underwriting requirements. MRHA VIII will not approve any lending that it determines, in its sole discretion, to be abusive or predatory. Also MRHA VIII will not approve sub-prime terms in lending.

The above referenced criteria comply with Notice PIH 2000-43 (HA), Attachment A, page 9, Paragraph 4. MRHA VIII satisfies both criteria a) and b) of this Notice.

Mississippi Regional Housing Authority No. VIII
Resident Advisory Board Listing
(As of October 1, 2004)

The following list is a compilation of the Mississippi Regional Housing Authority No. VIII's Resident Advisory Board (RAB) as of the date shown above. The RAB membership is composed of the Resident Council presidents and vice-presidents. Sites without Resident Councils have an appointed representative.

Ted B. Hinson Homes

Johnnie W. Caples
6143 Kinros St., Moss Point MS 39563

Bayou Cassotte Homes

Cynthia Hunt
2501 Martin St., Pascagoula MS 39567

Juan de Cuevas

Zera L. Ruiz
142 Douglas Drive, D'Iberville, MS 39540

Hillsdale Homes

Sheila Williams
1526 Hillsdale Dr., Collins MS 39428

Mary A. Rush
144 Douglas Drive, D'Iberville MS 39540

Sheila Spencer
P.O. Box 1795, Collins MS 39428

Willow Creek Apartments

Bobbie Panter
2925 Eden St., Apt. 17-A, Pascagoula MS 39581

Belleville Apartments

Monica Matthews
2020 Ladnier Rd., Apt. 3-H,
Gautier MS 39553

Mary E. Bickham
2925 Eden St., Apt. 20-A
Pascagoula MS 39581

Nicolette S. Hardy
2020 Ladnier Rd., Apt. 12-C
Gautier MS 39553

Baywood Apartments

Catherine Curran
1900 Switzer Rd., Apt. C-2
Gulfport MS 39507

Village Apartments

Charlene Hager
1000 34th St., Apt. 302
Gulfport MS 39501

Charles Warner Homes

Diana Collier
3414 Palmer St., Pascagoula MS 39567

Haywood Brooks Homes

Tameshia Preyear
3905 Daniels St., Pascagoula MS 39567

Patricia Butler
2217 Briggs St., Pascagoula MS 39567

Reola Y. Smith
2010 Dicey St., Pascagoula MS 39567

Mississippi Regional Housing Authority No. VIII
Resident Advisory Board Listing (Cont.)
(As of October 1, 2004)

Pecan Circle Homes

Roberta Shaw
513 Pecan Circle
Lucedale MS 39452

Stella McDowell
726 Pecan Circle
Lucedale MS 39452

Camelot Apartments

Dorothy Blackmon
1600 Avondale Circle
Gulfport MS 39501

Lillie McGee
1401 Avondale Circle
Gulfport MS 39501

Lawrence C. Jones Homes

Melissa J. Kendis
8209-A W. Virginia Ave.
Gulfport MS 39501

Brenda McGowan
8204-A W. Virginia Ave.
Gulfport MS 39501

Jones/Coles Homes

Maria Wallace
211 East Pearl St.
Wiggins MS 39577

Dan Stepney Homes

Roshanda S. Martin
29 Harrison Jefferson Dr.
Columbia MS 39429

STATEMENT OF PROGRESS IN MEETING 5 YEAR PLAN MISSION AND GOALS

The Mississippi Regional Housing Authority No. VIII administers approximately 4000 Section 8 vouchers and over 1400 units of Conventional Public Low Income Housing in 14 southern counties of Mississippi. The administrative supervisory functions are divided between three (3) deputy directors reporting to the Chief Executive Officer who reports to a 15 member Board of Commissioners. Deputy Directors department supervision are structured as follows:

1. Deputy Director:
 - Conventional Housing (Occupancy)
 - Resident Services and Resident Initiatives Programs
 - Region VIII Properties

2. Deputy Director:
 - Section 8 Voucher Program
 - Accounting
 - Personnel
 - Investigations

3. Deputy Director:
 - Procurement and Contracting
 - Capital Fund Program
 - Conventional Maintenance and Work Orders

Region VIII is proud to state that it has achieved High Performer status under HUD's Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) indicators for the past three years and has also been given an Excellence in Management Award by the local HUD Office indicating a commitment to family safety and services to its residents. Region VIII is by far second to none as the leader in the state and Southeast Region by being innovative, creative and operating outside the scope to provide decent, safe and sanitary Public Housing, and Section 8 Housing and creating additional housing opportunities for low-income families. We attribute these accomplishments to strong adherence to the following management practices, as well as an excellent Management Team.

1. Safety and Security for Communities and Fraud and Abuse Detection: Region VIII has an Investigations Department consisting of four full time, highly trained former police officers who have successfully curtailed drug, gang and criminal activity in all Public Housing sites. Aggressive enforcement of "One Strike" and "0 Tolerance" has been practiced before "One Strike" was

conceived. Weeding out the bad element and creating a safe, healthy environment has changed the image of Public Housing in this area. As a result, the good families have returned. Also, a successful Housing Fraud and Abuse Detection Program has resulted in the repayment of thousands of dollars of overpaid subsidies due to fraud and payment of retroactive rent due to fraud and damage claims in Public Housing.

2. Progress: Total number of applicants denied who met the “One Strike” criteria, 37 (PHAS 2003). Total number of evictions as a result of “One Strike” criteria, 80 (PHAS 2003). Total collections of overpaid Section 8 subsidies due to fraud, \$176,000, (FYI 2003). Public Housing collections for fraud, unpaid rent and move-out charges \$53,489, (FYI 2003).
3. Strong Policies and Policy Enforcement: Policies, rules, regulations, and procedures are constantly reviewed, revised, updated and enforced. Residents, old and new, are constantly instructed on their responsibilities and are held responsible. Although Region VIII has a high rate of successful evictions for lease violations, we have developed an Intervention Team to work with, educate, instruct, provide social services, or to take any reasonable steps necessary to help the resident comply, and evict only as a last resort. Also all resident who wish to grieve any adverse action initiated by the Housing Authority, are given that right, as stated in all notices in accordance with the Authority’s Grievance Procedure.
4. Progress: Cases referred for intervention, 157, of those only 26 cases resulted in actual eviction, (FYI 2003).
5. Maintaining Decent, Safe and Sanitary Facilities: Region VIII is well aware of its responsibility to maintain its dwelling units and facilities and considers the maintenance department the backbone of any well run Housing Authority. A well-trained and well-equipped maintenance department is the key and as a result this Authority has consistently achieved high PHAS scores in emergency and routine work orders and unit turnaround. In addition, Uniform Physical Condition Standards (UPCS), housekeeping, facilities and systems inspections are conducted routinely throughout the year.
6. Progress: Non-emergency work-order turnaround time is 20 days and emergency work-orders under 24 hours, (PHAS 2003). Region VIII has demolished or disposed of 340 of its worst and most costly to maintain Public Housing units, (Annual Plan 2004). Demolition of these units will reduce density, drug and criminal activity and assure the useful life of the remaining portion of the project.
7. A well planned Capital Funding Program (CFP): The CFP includes plans for the eventual complete modernization of all Conventional housing units including, central air and heat, new electrical systems, new appliances, floors,

walls, bathroom fixtures and tub surrounds, roofs and exterior upgrade. This plan has been in effect for at least four years and has already produced many positive results, for example, the newly modernized units are now competitive with the private rental market, they instill a sense of pride among the residents and provide for a more positive environment to raise children. Other management benefits include lower vacancy rates and units easier to maintain.

8. Progress: To date, 100% of Public Housing units have had central air and heat installed and other major renovations. New contracts have been signed to continue other renovations where needed.
9. Plans have been made for the relocation and replacement of two older maintenance facilities, which will improve maintenance service to a major portion of Public Housing Residents. Plans have been made to remodel four Public Housing management offices, which serve a major portion of Public Housing Residents in Gulfport, Pascagoula, and Moss Point.
10. Conversion of Public Housing: It is the goal of Region VIII to convert all Public Housing within a period of 8-10 years to open market low income rental units.
11. Creation of additional affordable housing: Region VIII has already created additional rental units through mixed financing. These units are available to Section 8 voucher holders or open market renters. In addition, Region VIII will issue bonds for new construction and will review tax credit options to further its commitment to serve the ever-growing need for affordable housing.
12. Employment Opportunities: Region VIII will continue to seek out and employ qualified residents. And will continue to provide on the job training as well as offering technical training courses for maintenance personnel to increase opportunities for advancement in their particular fields.
13. Progress: Region VIII currently has six active contracts with local private contractors for cleaning and preparation of vacant Public Housing units.
14. Service to the Public: Region VIII has the largest Section 8 Program in the State with over 4000 vouchers, serving 14 southernmost Mississippi counties. In order to serve such a large geographical area, three satellite offices have been strategically located for convenience and service to the client.
15. Progress: A new Section 8 satellite office has been completed serving the entire Jackson County area.

16. In an effort to affirmatively further fair housing and equal opportunity for all and anticipated increase in Section 8 vouchers and other mixed financed affordable housing, Region VIII plans to relocate its Central Administrative Office and Housing Application Center. The new modernized, fully accessible applications center will have easy access to and from the interstate highway system, expanded parking, and will be more energy efficient. Our current 30 plus year old location supports an antiquated, trouble prone structure and mechanical systems, limited parking and congested downtown traffic. We truly feel that this move will be a benefit to the public in the 14 county area we serve.

PET POLICY

RULES GOVERNING THE KEEPING OF COMMON HOUSEHOLD PETS AND SERVICE ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

1. **ONLY COMMON HOUSEHOLD PETS ALLOWED :**

For example, allowed household pets would include dogs, cats, common household birds and fish. Pets not considered common household pets and which would not be allowed are ducks, chickens, reptiles, insects, goats and livestock and dangerous breeds of dogs & cats. The above list is just a few examples. The Housing Authority reserves the right to make a determination if a certain pet would be allowed or disallowed, including animals classified as dangerous.

2. **LIMITS ON THE NUMBER OF PETS ALLOWED EACH APARTMENT :**

Every apartment would only be allowed one dog or one cat. For other approved pets, the Housing Authority reserves the right to establish a reasonable limit on the number of pets on a case by case basis. For example, if a resident desired to keep two canaries, this would be reasonable, but if a resident desired to keep twenty canaries, this would be unreasonable and would not be allowed.

3. **WEIGHT LIMIT ON DOGS :**

No dogs will be allowed which weigh in excess of fifteen (15) pounds. This limitation does not apply to service animals rendering assistance for the disabled, such as a Seeing Eye dog.

4. **RESTRICTION ON ALLOWING PETS IN COMMON AREAS :**

No pets will be allowed in the office, laundry room, the covered patio area or recreation rooms, except for service animals rendering assistance for the disabled.

5. **REQUIRED LEASH RESTRAINTS FOR DOGS, CATS AND SERVICE ANIMALS :**

Dogs and cats are required to be appropriately and effectively restrained and under control, at all times, of a responsible individual while on the Housing Authority common areas. NO animal will be allowed to run loose on H/A premises. Loose animals will be collected by proper authorities and owners will be subject to lease cancellations. There are no areas on Housing Authority premises designated for pet exercise and\or the deposit of pet waste, but it is REQUIRED that the pet owner remove and properly dispose of all removable pet waste.

6. **EVIDENCE OF REQUIRED RABIES INOCULATION FOR DOGS AN CATS AND SERVICE ANIMALS :**

Every resident must provide the Housing Authority with written certification from the Health Department or a Licensed Veterinarian that the pet or service animal has received the annual rabies inoculation.

7. **EXTRA PET SECURITY DEPOSIT FOR DOGS AND CATS AND SERVICE ANIMALS:**

Every resident keeping a dog or cat will be required to pay an extra pet security deposit of \$300.00. An initial \$50.00 payment will be required at the time of approval of the dog or cat and the balance must be paid in monthly installments of not less than \$50.00. Exception to this rule for service animals rendering assistance for the disabled.

8. **REMOVAL OF PETS CREATING A NUISANCE OR THREAT TO HEALTH OR SAFETY :**

The Housing Authority has the right to require the immediate removal of any pet creating a nuisance or threat to the health or safety of other Residents or any other persons in the community, or any pet that is causing damage to the apartment. This includes failure of the owner or responsible person to remove and properly dispose of all removable pet waste. The resident or leaseholder is also bound by regulations in the Dwelling Lease pertaining to nuisance and disturbances to other residents caused by pets.

9. **STANDARDS OF REQUIRED PET CARE AND SERVICE ANIMAL CARE :**

All pets and service animals must be kept clean and sanitary as to prevent any odor, ticks, fleas, or any other animal diseases. If the Housing Authority determines that any pet or service animal is not receiving this required care, the Housing Authority will require the immediate removal of the pet or service animal. All pets and service animals must be given the proper care and may not

be left in an apartment unattended for longer than 24 hours. If management discovers a pet/service animal that has been left for a period longer than 24 hours, the management will take the necessary steps to insure the safety of the pet or service animal and property at the resident's expense.

Indoor pets such as birds and fish must be kept at all times, in proper enclosures, cages, or aquariums. For pets kept outdoors, the leaseholder will be required to provide proper shelter for the animal. Shelter will mean and include a lockable fence or approved enclosure at least 10'X10' and at least 5' high; a concrete slab at least 10'X10' and at least 2" thick. A proper dog house or approved shelter for the animal to escape from the elements; and proper food and water containers. The Housing Authority must be presented plans for approval, **before** construction. If approved and constructed, the leaseholder is responsible for the cleanliness, proper disposal of waste and overall wellbeing of the animal. Failure to maintain enclosure, area and animal, in a decent, clean, sanitary and humane condition will result in lease cancellation. NO pet will be allowed to be chained to trees, clotheslines or outdoors without said approved enclosure.

In anticipation of an inspection or maintenance work, the leaseholder must make sure that all animals are properly restrained or caged as to prevent attacks or accidental release.

10. PET LIABILITY :

The owner of the pet or service animal will be liable for any injury or damage caused by their pet to any other resident, individual or property.

11. RESPONSIBLE PERSON DESIGNATION :

Every pet or service animal owner will be required to furnish the Housing Authority with the name, address, and telephone number of a person willing to accept responsibility for boarding of the pet or service animal in emergency situations.

12. FOR SERVICE ANIMALS, RESIDENTS MUST PROVE THAT HE/SHE IS DISABLED.

Example: Letter from doctor or social security documentation.

13. RESIDENT MUST PROVE HIS/HER SPECIAL NEED FOR THE SERVICE ANIMAL.

Example: Letter from a doctor.

14. REQUEST FOR PETS OR SERVICE ANIMALS WILL NOT BE GRANTED IF:

- a) It would result in an undue financial and/or administration burden on the PHA.
- b) If the pet or service animal would cause a threat to the health and safety of other residents, employees or buildings.
- c) If the pet or service animal would cause a change in the PHA's routine maintenance and/or maintenance procedures.

15. VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR THE REMOVAL OF THE PET OR SERVICE ANIMAL AND/OR TERMINATION OF THE PET OR SERVICE ANIMAL OWNER'S TENANCY.

NOTHING IN THIS POLICY LIMITS OR IMPAIRS THE RIGHTS OF PERSONS WITH DISABILITIES.

Signature

Date

Witness

Date

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII Lumberton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P099501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	35,000		35,000	35,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000		4,500	4,500
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000			
10	1460 Dwelling Structures	12,368		21,158.72	21,158.72
11	1465.1 Dwelling Equipment—Nonexpendable	4,750		1,750.00	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Mississippi Regional Housing Authority VIII Lumberton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P099501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	94,118		62,383.72	62,383.72
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: MS26P099501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	.	35,000		35,000	35,000	complete
MS-9901	A/E Fees/Surveys/Inspections	1430		0				
	Mod Coordinator	1430		9,000		4,500	4,500	complete
	Site-Improvement-Erosion Control	1450		3,000				
	Landscaping							
	Renovations to vacancies:Kitchens/ Baths/Interior doors/ Wall repairs/ Flooring/ electrical / Entrance doors/ Hardware, \$10,000 per unit	1460	3	12,368		21,158.72	21,158.72	On-going
HA Wide	Emergency Interior Repairs	1460	16	0				
	Stoves	1465. 1	14	1,850				
	Refriderators	1465. 1	14	2,900		1,725.00	1,175.00	On-going
	Utility Body truck	1475	1	30,000				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number Capital Fund Program No: MS26P099501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/01/05			9/01/07			

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050203 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	546072	546,072	536,495	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050203 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	546072	546,072	536,495	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050203 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-06 Ted Hinson	Install Central Heat and Air	1460	72	546072	546,072	536,495	0	On-going

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050203 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-06 Ted Hinson Install Central Heat and Air	8/06/05			02/06/07	6/30/05		Had Contract on shelf awaiting funding.	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII Lumberton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MS26P099502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	19,879		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Mississippi Regional Housing Authority VIII Lumberton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26P099502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	19,879		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Lumberton Housing Authority		Grant Type and Number Capital Fund Program No: MS26P099502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	3/2006			3/2008			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	666,032	200,000		
3	1408 Management Improvements	255,500	241,207	241,207	54,869.44
4	1410 Administration	256,263	241,191	241,191	67,333.06
5	1411 Audit	1,000	1,000	1,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	215,325	215,325	215,325	36,318.52
8	1440 Site Acquisition				
9	1450 Site Improvement	470,000	175,000	0	0
10	1460 Dwelling Structures	1,127,000	811,739	811,739	337,587.11
11	1465.1 Dwelling Equipment—Non-expendable	120,500	120,000	19,202	19,202
12	1470 Non-dwelling Structures		400,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	25,000	0		
17	1495.1 Relocation Costs		25,000	1,589	1,589
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	123,590	59,874		
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,330,160	2,490,336	1,531,253	516,899.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and Evaluation Report for Period Ending: 6/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	Operations	1406	1	666,032	200,000				
HA/Wide	Staff Development	1408	0	10,000	10,000	2034.41	2034.41	ongoing	
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	15,000	15,000	0	0		
HA/Wide	Resident Advisory Board	1408	4	0	10,000	0	0		
HA/Wide	Resident Int. Cord. N. Salary & Benefits	1408.3	1	34,720	34,720	34,720	7,700	ongoing	
HA/Wide	Resident Int. Cord. S. Salary & Benefits	1408.3	1	34,591	34,591	34,591	0		
HA/Wide	Data Entry Clerk W/O System Salary & Benefits	1408.5	1	24,898	24,898	24,898	6,570.87	Ongoing	
HA/Wide	HQS Inspector Salary & Benefits	1408.4	1	37,051	37,051	37,051	8,366.40	ongoing	
HA/Wide	HQS Inspector Salary & Benefits	1408.4	1	29,976	29,976	29,976	8,366.40	ongoing	
HA/Wide	Investigator S. Salary & Benefits	1408.1	1	44,971	44,971				
HA/Wide	Investigator N. Salary & Benefits 60% Add 40% will be paid by Section 8 Program	1408.1	1	24,293	0	0	0		
HA/Wide	Admin. Expenses (Supplies @ .0003% of Grant)	1410	1	12,000	12,000	3226.52	3226.52	ongoing	
HA/Wide	Clerk of Works Salary	1410.1	1	44,626	44,626	44,262	7380.13	ongoing	
HA/Wide	CGP Work Inspection Salary	1410.1	1	37,260	37,260	37260	8,915.20	ongoing	
HA/Wide	CGP Data Processor Salary @50%	1410.1	1	26,145	13,073	13,073	1924.38	Ongoing	
HA/Wide	Regional CGP Cord. Salary @ 75%	1410.1	1	32,746	32,746	32,746	12,847.80	Ongoing	
HA/Wide	CEO Salary @ 33%	1410.1	1	31,641	31,641	31,641	10,982.66	Ongoing	
HA/Wide	Accounting Salary @ 25%	1410.1	1	13,970	13,970	13,970	1924.38	Ongoing	
HA/Wide	Benefits for 1410 Salaries	1410.9	1	55,875	55,875	55,875	18,840.57	Ongoing	
HA/Wide	CGP Audit	1411	1	1,000	1,000	1,000	0		

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA/Wide	A & E for CGP	1430	1	215,325	215,325	215,325	36,318.52	Ongoing	
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	120,500	120,000	19,202	19,202	Ongoing	
HA/Wide	Relocation Cost	1495.1		25,000	25,000	1,589	1,589	Ongoing	
HA/Wide	Contingency	1502	1	123,540	59,874	0	0		
HA/Wide	Maintenance Building	1470	1	0	400,000	0	0		
HA/Wide	Force Account	1460		120,000	0				
HA/Wide	Painting Contract	1460		150,000	100,000	100,000	5,839.91	Ongoing	
HA/Wide	Landscaping	1450		100,000	175,000	0	0		
40-33 Camelot	Air Conditioning	1460		188,250	0				
40-30 Belleville	Renovate Bathrooms	1460	75	200,000	306,032	306,032	459.80	Ongoing	
40-37 Camille Village	Full Modernization 3-Units tear down existing & rebuild.	1460	4	306,000	0				
40-26 Pecan Circle	Landscaping	1450	1	300,000	0				
40-28 Hillsdale Homes	Repair Sinking Duplex	1460	1	105,000	0				
40-20 Bayou Cassotte	Replace Water Distribution System	1460	1	90,000	0				
40-29 Willow Creek	Landscaping Drainage Repair	1450	1	20,000	0				
40-15 Charles Warner	Air Conditioning	1460	152	0	405,707	405,707	331,287.40	Ongoing	
40-01 Clark Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0	0				
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0				
40-02 Lewis/Brooks	Interior Painting	1460		0	0				
40-02 Lewis/Brooks	Landscaping	1450		0	0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-03 Hyde/Glen	Interior Painting	1460		0	0			
40-03 Hyde/Glen	Landscaping	1450		0	0			
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-04 Lad/Jones	Interior Painting	1460		0	0			
40-04 Lad/Jones	Landscaping	1450		0	0			
40-06 Hinson Homes	Landscaping	1450		0	0			
40-06 Hinson Homes	Interior Painting	1460		0	0			
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0	0			
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-10 Hill/Northside	Interior Painting	1460		0	0			
40-10 Hill/Northside	Landscaping	1450		0	0			
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-12 Brooks Add	Interior Painting	1460		0	0			
40-12 Brooks Add	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-13 Wash/Roos Hts	Interior Painting	1460		0	0			
40-13 Wash/Roos Hts	Landscaping	1450		0	0			
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-15 Warner Homes	Interior Painting	1460		0	0			
40-15 Warner Homes	Landscaping	1450		0	0			
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-16 Jones/Cole	Interior Painting	1460		0	0			
40-16 Jones/Cole	Landscaping	1450		0	0			
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-18 Jones Add	Interior Painting	1460		0	0			
40-18 Jones Add	Landscaping	1450		0	0			
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-20 Bayou Cass	Interior Painting	1460		0	0			
40-20 Bayou Cass	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-24 Juan DeCuevas	Interior Painting	1460		0	0			
40-24 Juan DeCuevas	Landscaping	1450		0	0			
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-26 Pecan Circle	Interior Painting	1460		0	0			
40-26 Pecan Circle	Landscaping	1450		0	0			
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-27 HC Patterson	Interior Painting	1460		0	0			
40-27 HC Patterson	Landscaping	1450		0	0			
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-28 Hillsdale	Interior Painting	1460		0	0			
40-28 Hillsdale	Landscaping	1450		0	0			
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-29 Willow Creek	Interior Painting	1460		0	0			
40-29 Willow Creek	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-30 Belleville	Interior Painting	1460		0	0			
40-30 Belleville	Landscaping	1450		0	0			
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-32 Dan Stepney	Interior Painting	1460		0	0			
40-32 Dan Stepney	Landscaping	1450		0	0			
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-33 Camelot/Lewis	Interior Painting	1460		0	0			
40-33 Camelot/Lewis	Landscaping	1450		0	0			
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-34 Guice Place	Interior Painting	1460		0	0			
40-34 Guice Place	Landscaping	1450		0	0			
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-35 Baywood	Interior Painting	1460		0	0			
40-35 Baywood	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-36 Village	Interior Painting	1460		0	0			
40-36 Village	Landscaping	1450		0	0			
40-37 Camille Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0	0			
40-37 Camille Village	Interior Painting	1460		0	0			
40-37 Camille Village	Landscaping	1450		0	0			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	9/16/05			9/16/07			
Staff Development & Training	9/16/05		4/01/04	9/16/07			
Computer Upgrades Central Office & Sites	9/16/05			9/16/07			
Resident Initiative Cord. N. Salary & Benefits	9/16/05		4/01/04	9/16/07			
Resident Initiative Cord. S. Salary & Benefits	9/16/05		4/01/04	9/16/07			
Data Entry Clerk (W/O System) Salary & Benefits	9/16/05		4/01/04	9/16/07			
HQS Inspector Salary & Benefits	9/16/05		4/01/04	9/16/07			
HQS Inspector Salary & Benefits	9/16/05		4/01/04	9/16/07			
Investigator S. Salary & Benefits	9/16/05		4/01/04	9/16/07			
Investigator N. Salary & Benefits @ 60% Add. 40% will be paid by Section 8 Program	9/16/05		4/01/04	9/16/07			
Admin. Expenses (Supplies @ .0003% of Grant)	9/16/05		4/01/04	9/16/07			
Clerk Of Works Salary	9/16/05		4/01/04	9/16/07			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CGP Work Inspection Salary	9/16/05		4/01/04	9/16/07				
CGP Data Processor Salary	9/16/05		4/01/04	9/16/07				
Regional CGP Cord. Salary @ 75%	9/16/05		4/01/04	9/16/07				
CEO Salary @ 33%	9/16/05		4/01/04	9/16/07				
Accounting Salary @ 25%	9/16/05		4/01/04	9/16/07				
Benefits for 1410 Salaries	9/16/05		4/01/04	9/16/07				
CGP Audit	9/16/05		4/01/04	9/16/07				
A & E for CGP	9/16/05		4/01/04	9/16/07				
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	9/16/05		4/01/04	9/16/07				
Relocation Cost	9/16/05		4/01/04	9/16/07				
Contingency	9/16/05			9/16/07				
Force Account	9/16/05			9/16/07				
Painting Contracts	9/16/05		4/01/04	9/16/07				
Landscaping	9/16/05			9/16/07				
40-37 Camille Village Air Conditioning	9/16/05			9/16/07				
40-37 Camille Village Renovate Bathrooms	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-37 Camille Village Full Modernization- Tear down existing & rebuild	9/16/05			9/16/07				
40-26 Pecan Circle Landscaping	9/16/05			9/16/07				
40-28 Hillsdale Homes Repair sinking duplex	9/16/05			9/16/07				
40-20 Bayou Cassotte Replace water distribution system	9/16/05			9/16/07				
40-29 Willow Creek Landscaping/Drainage repair	9/16/05			9/16/07				
40-01 Clark Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-02 Lewis/Brooks Interior Painting	9/16/05			9/16/07			
40-02 Lewis/Brooks Landscaping	9/16/05			9/16/07			
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07			
40-03 Hyde/Glen Interior Painting	9/16/05			9/16/07			
40-03 Hyde/Glen Landscaping	9/16/05			9/16/07			
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-04 Lad/Jones Interior Painting	9/16/05			9/16/07			
40-04 Lad/Jones Landscaping	9/16/05			9/16/07			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-06 Hinson Interior Painting	9/16/05			9/16/07				
40-06 Hinson Landscaping	9/16/05			9/16/07				
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07				
40-10 Hill Northside Interior Painting	9/16/05			9/16/07				
40-10 Hill/ Northside Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-12 Brooks Addition Interior Painting	9/16/05			9/16/07				
40-12 Brooks Addition Landscaping	9/16/05			9/16/07				
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	9/16/05			9/16/07				
40-13 Wash/Roos Interior Painting	9/16/05			9/16/07				
40-13 Wash/Roos Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-15 Warner Homes Interior Painting	9/16/05			9/16/07				
40-15 Warner Homes Landscaping	9/16/05			9/16/07				
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-16 Jones / Cole Interior Painting	9/16/05			9/16/07				
40-16 Jones / Cole Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-18 Jones Addition Interior Painting	9/16/05			9/16/07				
40-18 Jones Addition	9/16/05			9/16/07				
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-20 Bayou Cassotte Interior Painting	9/16/05			9/16/07				
40-20 Bayou Cassotte Landscaping	9/16/05			9/16/07				
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/31/03			3/31/05				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-24 Juan De Cuevas Interior Painting	9/16/05			9/16/07				
40-24 Juan De Cuevas Landscaping	9/16/05			9/16/07				
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-26 Pecan Circle Interior Painting	9/16/05			9/16/07				
40-26 Pecan Circle Landscaping	9/16/05			9/16/07				
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-27 HC Patterson Interior Painting	9/16/05			9/16/07				
40-27 HC Patterson Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-28 Hillsdale Interior Painting	9/16/05			9/16/07				
40-28 Hillsdale Landscaping	9/16/05			9/16/07				
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-29 Willow Creek Interior Painting	9/16/05			9/16/07				
40-29 Willow Creek Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-30 Belleville Interior Painting	9/16/05			9/16/07			
40-30 Belleville Landscaping	9/16/05			9/16/07			
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			
40-32 Dan Stepney Interior Painting	9/16/05			9/16/07			
40-32 Dan Stepney Landscaping	9/16/05						

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-33 Camelot Interior Painting	9/16/05			9/16/07				
40-33 Camelot Landscaping	9/16/05			9/16/07				
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-34 Guice Place Interior Painting	9/16/05			9/16/07				
40-34 Guice Place Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/05				
40-35 Baywood Interior Painting	9/16/05			9/16/07				
40-35 Baywood Landscaping	9/16/05			9/16/07				
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07				
40-36 Village Interior Painting	9/16/05			9/16/07				
40-36 Village Landscaping	9/16/05			9/16/07				
40-37 Camille Village Interior Painting	9/16/05			9/16/07				
40-37 Camille Village Landscaping	9/16/05			9/16/07				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-37 Camille Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	9/16/05			9/16/07			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007
HA Wide	Annual Statement	Operations - \$200,000	Operations - \$200,000	Operations - \$200,000	Operations - \$200,000
HA Wide		Staff Development - \$10,000	Staff Development - \$10,000	Staff Development - \$10,000	Staff Development - \$10,000
HA Wide		Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000	Computer Upgrade Central Office & Sites - \$15,000
HA Wide		Resident Advisory board - \$10,000	Resident Advisory board - \$10,000	Resident Advisory board - \$10,000	Resident Advisory board - \$10,000
HA Wide		Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720	Resident Int. Cord. N. Salary & Benefits \$34,720
HA Wide		Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591	Resident Int. Cord. S. Salary & Benefits \$34,591
HA Wide		Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898	Data Entry Clerk (W/O System) Salary & Benefits - \$24,898
HA Wide		HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051	HQS Inspector Salary & Benefits - \$37,051
HA Wide		HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976	HQS Inspector Salary & Benefits - \$29,976
HA Wide		Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971	Investigator S. Salary & Benefits - \$44,971
HA Wide		Admin. Expenses - \$12,000	Admin. Expenses - \$12,000	Admin. Expenses - \$12,000	Admin. Expenses - \$12,000
HA Wide		Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626	Clerk of Works Salary - \$44,626
HA Wide		CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260	CGP Inspector Salary - \$37,260
HA Wide		CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073	CGP Data Processor Salary @ 50% - \$13,073
HA Wide		Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875	Benefits for 1410 Salaries - \$55,875
HA Wide		Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746	Regional CGP Cord Salary @ 75% - \$ 32,746
HA Wide		CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641	CEO Salary @ 33% - \$31,641
HA Wide		Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970	Accounting Salary @ 25% - \$13,970

HA Wide		CGP Audit - \$1,000			
HA Wide		A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325	A & E Fees for CGP - \$215,325
HA Wide		Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000	Stove, Ref, Water heater, A/C or Heat Pump - \$120,000
HA Wide		Relocation Costs - \$25,000			
HA Wide		Contingency - \$ 117,320	Contingency - \$ 110,032	Contingency - \$ 3,320	Contingency - \$100,00
HA Wide		Interior Painting to support requirements \$100,000			
40-30 Belleville		Remodel Bathrooms - \$190,000	0	0	0
HA Wide		Construct New Maint. Facility Gulfport - \$600,000	0	0	0
HA Wide		Landscaping - \$175,000	0	0	0
40-28 Hillsdale		0	Renovate Bathrooms - \$98,000	0	0
40-20 Bayou Cassotte		0	0	Kitchen Cabinets - \$45,000	0
40-6A Ted Hinson		0	0	Install A/C - \$200,000	Install A/C - \$250,000
40-30 Belleville		0	0	Install New Service Entrances - \$32,000	0
40-15 Charles Warner		0	New Maint. Bldg & A/C - \$ 900,000	0	New Maint. Bldg & A/C - \$ 250,000
40-03 Hyde & Glenwald		0	0	Exterior Repairs - \$12,000	0
40-33 Camelot		0	0	Install A/C - \$240,000	0
HA Wide		0	0	Install H2O Meters All Sites \$100,000	0
40-37 Camille Village		0	Repair Floors - \$70,000	0	0
40-20 Bayou Cassotte		0	0	0	Renovate baths - \$200,000
40-27 HC Patterson		0	0	0	Renovate Baths - \$232,320
40-28 Hillsdale		0	0	0	Renovate Baths - \$200,000
40-04 LC Jones		0	0	0	0
40-24 J. DeCuevas		0	Kitchen cabinets - \$40,000	0	0
40-35 Baywood New		0	New service Entrance - \$14,000	0	0
40-04 Ladnier/Jones		0	0	Install A/C - \$500,000	0
40-3 A/B A/C Hyde/Glenwald		0	0	Install A/C - \$100,000	0
Physical Improvements Subtotal		\$1,315,000	\$1,222,000	\$1,329,000	\$1,223,320

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

Activities for Year 1	Activities for Year : 2004 FFY Grant: PHA FY: 2004			Activities for Year: 2005 FFY Grant: PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Interior Painting to meet requirements	100,000	HA Wide	Interior Painting to meet requirements	100,000
	HA Wide	1406 Operations	200,000	HA Wide	1406 Operations	200,000
	HA Wide	1408 Management Imp.	255,500	HA Wide	1408 Management Imp	255,500
	HA Wide	1410 Administration	241,191	HA Wide	1410 Administration	241,191
	HA Wide	1411 Audit	1000	HA Wide	1411 Audit	1000
	HA Wide	1430 Fee and Costs	215,325	HA Wide	1430 Fees & Costs	215,325
	HA Wide	1450 Site Improvement	175,000	HA Wide	1450 Site Improvement	100,000
	HA Wide	1465.1 Dwelling Equip	120,000	HA Wide	1465.1 Dwelling Equip	120,000
	HA Wide	1495 Relocation Costs	25,000	HA Wide	1495 Relocation Costs	25,000
	HA Wide	1502 Contingency	117,320	HA Wide	1502 Contingency	110,320
Annual	New Office Site Gulfport	Construct New Maintenance Facility	600,000	40-15 Charles Warner	New Maintenance Facility/Office Pascagoula	900,000
Statement	40-30 Belleville	Renovate Bathrooms	190,000	40-28 Hillsdale	Renovate Bathrooms	98,000
	H/A Wide Landscaping		175,000	40-04 LC Jones	Install New water distribution system	250,000
				40-24 J. DeCuevas	Kitchen Cabinets	40,000
				40-24 Baywood	Install New Electrical Service Entrances	14,000
				40-37 Camille V.	Repair Floors	70,000

Total CFP Estimated Cost	\$2,490,336			\$2,490,336
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**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 2006 FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Interior Painting to meet requirements	100,000	HA Wide	Interior Painting to meet requirements	100,000
HA Wide	1406 Operations	200,000	HA Wide	1406 Operations	200,000
HA Wide	1408 Management Imp	255,500	HA Wide	1408 Operations	255,500
HA Wide	1410 Administration	241,191	HA Wide	1410 Administration	241,191
HA Wide	1411 CGP Audit	1000	HA Wide	1411 CGP Audit	1000
HA Wide	1430 Fees & Costs	215,325	HA Wide	1430 Fees & Costs	215,325
HA Wide	1450 Site Improvement	100,000	HA Wide	1450 Site Improvement	100,000
HA Wide	1460 Dwelling Structures		HA Wide	1460 Dwelling Structures	
HA Wide	1465.1 Stoves/REF/AC	120,000	HA Wide	1465.1 Stoves,ref/AC	120,000
HA Wide	1470 Non Dwelling Stru		HA Wide	1470 Non Dwelling Stru	
HA Wide	1495.1 Relocation Costs	25,000	HA Wide	1495.1 Relocation Costs	25,000
HA Wide	1502 Contingency	3,320	HA Wide	1502 Contingency	100,000
40-20 Bayou Cassotte	Kitchen Cabinets	45,000	40-6A Ted Hinson	Install Central Heat & Air	250,000
40-06 Ted Hinson	Install Central Heat & Air	200,000	40-15 Charles Warner	New Maintenance Bldg	250,000
40-30 Belleville	Install New Electrical Service Entrances	32,000	40-27 HC Patterson	Renovate bathrooms	232,320
40-03 Hyde/Glen	Exterior Repairs	12,000	40-28 Hillsdale	Renovate bathrooms	200,000
40-33 Camelot	Install Central Heat & Air	240,000	40-20-Bayou Cassotte	Renovate bathrooms	200,000
40-03 Hyde & Glenwald	Install Central Heat & Air	100,000			

40-04 Ladnier / Jones	Install Central Heat & Air	500,000			
HA/Wide	Install individual water meters all units	100,000			
Total CFP Estimated Cost		\$2,490,336			\$2,490,336

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	350,000			
3	1408 Management Improvements	265,000			
4	1410 Administration	300,000			
5	1411 Audit	1000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	215,325			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	1,000,000			
11	1465.1 Dwelling Equipment—Non-expendable	100,000			
12	1470 Non-dwelling Structures	600,000			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	100,000			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	25,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	50,149			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,056,474			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Mississippi Regional Housing Authority VIII	Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Operations	1406	1	350,000				
HA/Wide	Staff Development	1408	0	20,000				
HA/Wide	Computer Upgrades Central Office & Sites	1408	0	20,000				
HA/Wide	Resident Advisory Board	1408	4	10,000				
HA/Wide	Resident Int. Cord. N. Salary & Benefits	1408.3	1	36,456				
HA/Wide	Resident Int. Cord. S. Salary & Benefits	1408.3	1	36,320				
HA/Wide	Data Entry Clerk W/O System Salary & Benefits	1408.5	1	26,143				
HA/Wide	HQS Inspector Salary & Benefits	1408.4	1	38,903				
HA/Wide	HQS Inspector Salary & Benefits	1408.4	1	31,474				
HA/Wide	Investigator S. Salary & Benefits	1408.1	1	47,219				
HA/Wide	Investigator N. Salary & Benefits 60% Add 40% will be paid by Section 8 Program	1408.1	1	0				
HA/Wide	Admin. Expenses (Supplies @.0003% of Grant)	1410	1	12,600				
HA/Wide	Clerk of Works Salary	1410.1	1	46,857				
HA/Wide	CGP Work Inspection Salary	1410.1	1	39,123				
HA/Wide	CGP Data Processor Salary @50%	1410.1	1	13,726				
HA/Wide	Regional CGP Cord. Salary @ 75%	1410.1	1	34,383				
HA/Wide	CEO Salary @ 33%	1410.1	1	33,223				
HA/Wide	Accounting Salary @ 25%	1410.1	1	14,668				
HA/Wide	Benefits for 1410 Salaries	1410.9	1	75,000				
HA/Wide	CGP Audit	1411	1	1,000				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	A & E for CGP	1430	1	215,325				
HA/Wide	Stoves (50), Ref. (50), Water Heaters (50), A/C or Heat Pump (50)	1465.1	50	100,000				
HA/Wide	Relocation Cost	1495.1		25,000				
HA/Wide	Contingency	1502	1	50,149				
40-15 Charles Warner	Remodel Office/Maintenance	1470	1	600,000				
HA/Wide	Painting Contract	1460		100,000				
HA/Wide	Landscaping	1450		50,000				
40-04 W.M Ladnier	Interior renovations, kitchen,baths	1460	32	900,000				
	Debt Service	1501		0				
40-02 LewisBrooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-02 Lewis/Brooks	Interior Painting	1460		0				
40-02 Lewis/Brooks	Landscaping	1450		0				
40-03 Hyde/Glen	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-03 Hyde/Glen	Interior Painting	1460		0				
40-03 Hyde/Glen	Landscaping	1450		0				
40-04 Lad/Jones	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-04 Lad/Jones	Interior Painting	1460		0				
40-04 Lad/Jones	Landscaping	1450		0				
40-06 Hinson Homes	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-06 Hinson Homes	Interior Painting	1460		0				
40-06 Hinson Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	1460		0				
40-10 Hill/Northside	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-10 Hill/Northside	Interior Painting	1460		0				
40-10 Hill/Northside	Landscaping	1450		0				
40-12 Brooks Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-12 Brooks Add	Interior Painting	1460		0				
40-12 Brooks Add	Landscaping	1450		0				
40-13 Wash/Roos Hts	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-13 Wash/Roos Hts	Interior Painting	1460		0				
40-13 Wash/Roos Hts	Landscaping	1450		0				
40-15 Warner Homes	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-15 Warner Homes	Interior Painting	1460		0				
40-15 Warner Homes	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-16 Jones/Cole	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-16 Jones/Cole	Interior Painting	1460		0				
40-16 Jones/Cole	Landscaping	1450		0				
40-18 Jones Add	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-18 Jones Add	Interior Painting	1460		0				
40-18 Jones Add	Landscaping	1450		0				
40-20 Bayou Cass	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-20 Bayou Cass	Interior Painting	1460		0				
40-20 Bayou Cass	Landscaping	1450		0				
40-24 Juan DeCuevas	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-24 Juan DeCuevas	Interior Painting	1460		0				
40-24 Juan DeCuevas	Landscaping	1450		0				
40-26 Pecan Circle	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-26 Pecan Circle	Interior Painting	1460		0				
40-26 Pecan Circle	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-27 HC Patterson	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-27 HC Patterson	Interior Painting	1460		0				
40-27 HC Patterson	Landscaping	1450		0				
40-28 Hillsdale	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-28 Hillsdale	Interior Painting	1460		0				
40-28 Hillsdale	Landscaping	1450		0				
40-29 Willow Creek	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-29 Willow Creek	Interior Painting	1460		0				
40-29 Willow Creek	Landscaping	1450		0				
40-30 Belleville	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-30 Belleville	Interior Painting	1460		0				
40-30 Belleville	Landscaping	1450		0				
40-32 Dan Stepney	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-32 Dan Stepney	Interior Painting	1460		0				
40-32 Dan Stepney	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-33 Camelot/Lewis	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-33 Camelot/Lewis	Interior Painting	1460		0				
40-33 Camelot/Lewis	Landscaping	1450		0				
40-34 Guice Place	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-34 Guice Place	Interior Painting	1460		0				
40-34 Guice Place	Landscaping	1450		0				
40-35 Baywood	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-35 Baywood	Interior Painting	1460		0				
40-35 Baywood	Landscaping	1450		0				
40-36 Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-36 Village	Interior Painting	1460		0				
40-36 Village	Landscaping	1450		0				
40-37 Camille Village	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-37 Camille Village	Interior Painting	1460		0				
40-37 Camille Village	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-38 Lumberton HA	Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-38 Lumberton HA	Interior Painting	1460		0				
40-38 Lumberton HA	Landscaping	1450		0				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	2/16/07			9/16/08			
Staff Development & Training	2/16/07			9/16/08			
Computer Upgrades Central Office & Sites	2/16/07			9/16/08			
Resident Initiative Cord. N. Salary & Benefits	2/16/07			9/16/08			
Resident Initiative Cord. S. Salary & Benefits	2/16/07			9/16/08			
Data Entry Clerk (W/O System) Salary & Benefits	2/16/07			9/16/08			
HQS Inspector Salary & Benefits	2/16/07			9/16/08			
HQS Inspector Salary & Benefits	2/16/07			9/16/08			
Investigator S. Salary & Benefits	2/16/07			9/16/08			
Investigator N. Salary & Benefits @ 60% Add. 40% will be paid by Section 8 Program	2/16/07			9/16/08			
Admin. Expenses (Supplies @ .0003% of Grant)	2/16/07			9/16/08			
Clerk Of Works Salary	2/16/07			9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CGP Work Inspection Salary	2/16/07			9/16/08				
CGP Data Processor Salary	2/16/07			9/16/08				
Regional CGP Cord. Salary @ 75%	2/16/07			9/16/08				
CEO Salary @ 33%	2/16/07			9/16/08				
Accounting Salary @ 25%	2/16/07			9/16/08				
Benefits for 1410 Salaries	2/16/07			9/16/08				
CGP Audit	2/16/07			9/16/08				
A & E for CGP	2/16/07			9/16/08				
Stoves (50), Ref. (50), W/Heater (50), A/C or Heat Pump (50)	2/16/07			9/16/08				
Relocation Cost	2/16/07			9/16/08				
Contingency	2/16/07			9/16/08				
Force Account	2/16/07			9/16/08				
Painting Contracts	2/16/07			9/16/08				
Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-01 Clark Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-02 Lewis/Brooks Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-02 Lewis/Brooks Interior Painting	2/16/07			9/16/08				
40-02 Lewis/Brooks Landscaping	2/16/07			9/16/08				
40-03 Hyde / Glen Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07			9/16/08				
40-03 Hyde/Glen Interior Painting	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-03 Hyde/Glen Landscaping	2/16/07			9/16/08				
40-04 Lad/Jones Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-04 Lad/Jones Interior Painting	2/16/07			9/16/08				
40-04 Lad/Jones Landscaping	2/16/07			9/16/08				
40-06 Hinson Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-06 Hinson Interior Painting	2/16/07			9/16/08				
40-06 Hinson Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-10 Hill/Northside Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07			9/16/08				
40-10 Hill Northside Interior Painting	2/16/07			9/16/08				
40-10 Hill/ Northside Landscaping	2/16/07			9/16/08				
40-12 Brooks Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-12 Brooks Addition Interior Painting	2/16/07			9/16/08				
40-12 Brooks Addition Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-13 Wash/Roos Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized	2/16/07			9/16/08				
40-13 Wash/Roos Interior Painting	2/16/07			9/16/08				
40-13 Wash/Roos Landscaping	2/16/07			9/16/08				
40-15 Warner Homes Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-15 Warner Homes Interior Painting	2/16/07			9/16/08				
40-15 Warner Homes Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-16 Jones/Cole Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-16 Jones / Cole Interior Painting	2/16/07			9/16/08				
40-16 Jones / Cole Landscaping	2/16/07			9/16/08				
40-18 Jones Addition Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-18 Jones Addition Interior Painting	2/16/07			9/16/08				
40-18 Jones Addition	2/16/07			9/16/08				
40-20 Bayou Cassotte Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-20 Bayou Cassotte Interior Painting	2/16/07			9/16/08				
40-20 Bayou Cassotte Landscaping	2/16/07			9/16/08				
40-24 Juan DeCuevas Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-24 Juan De Cuevas Interior Painting	2/16/07			9/16/08				
40-24 Juan De Cuevas Landscaping	2/16/07			9/16/08				
40-26 Pecan Circle Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-26 Pecan Circle Interior Painting	2/16/07			9/16/08				
40-26 Pecan Circle Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-27 HC Patterson Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-27 HC Patterson Interior Painting	2/16/07			9/16/08				
40-27 HC Patterson Landscaping	2/16/07			9/16/08				
40-28 Hillsdale Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-28 Hillsdale Interior Painting	2/16/07			9/16/08				
40-28 Hillsdale Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-29 Willow Creek Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-29 Willow Creek Interior Painting	2/16/07			9/16/08				
40-29 Willow Creek Landscaping	2/16/07			9/16/08				
40-30 Belleville Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08				
40-30 Belleville Interior Painting	2/16/07			9/16/08				
40-30 Belleville Landscaping	2/16/07			9/16/08				

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-32 Dan Stepney Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-32 Dan Stepney Interior Painting	2/16/07			9/16/08	9/16/08			
40-32 Dan Stepney Landscaping	2/16/07			9/16/08	9/16/08			
40-33 Georgian Arms, Camelot, Windcrest Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-33 Camelot Interior Painting	2/16/07			9/16/08	9/16/08			
40-33 Camelot Landscaping	2/16/07			9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-34 Guice Place Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-34 Guice Place Interior Painting	2/16/07			9/16/08	9/16/08			
40-34 Guice Place Landscaping	2/16/07			9/16/08	9/16/08			
40-35 Baywood Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-35 Baywood Interior Painting	2/16/07			9/16/08	9/16/08			
40-35 Baywood Landscaping	2/16/07			9/16/08	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
40-36 Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-36 Village Interior Painting	2/16/07			9/16/08	9/16/08			
40-36 Village Landscaping	2/16/07			9/16/08	9/16/08			
40-37 Camille Village Interior Painting	2/16/07			9/16/08	9/16/08			
40-37 Camille Village Landscaping	2/16/07			9/16/08	9/16/08			
40-37 Camille Village Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08	9/16/08			
40-38 Lumberton HA Landscaping	2/16/07			0	9/16/08			
40-38 Lumberton HA Interior Painting	2/16/07			0	9/16/08			

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

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number MS26P04050103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-38 Lumberton HA Contingency for Modernization Units damaged by fire or excessive deterioration not previously modernized.	2/16/07			9/16/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01
Development Number/Name/HA- Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009	
HA Wide	Annual Statement	Operations - \$500,000	Operations - \$500,000	Operations - \$500,000	Operations - \$500,000	
HA Wide		Management Improvements - \$280,000				
HA Wide		Administration - \$305,647	Administration - \$305,647	Administration - \$305,647	Administration - \$305,647	
HA Wide		Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	Audit - \$1,000	
HA Wide		Fees & Costs - \$215,325				
HA Wide		Site Improvement - \$100,000				
HA Wide		Dwelling Structures - \$1,350,698	Dwelling Structures - \$1,247,500	Dwelling Structures - \$1,388,000	Dwelling Structures - \$1,440,000	
HA Wide		Dwelling Equipment - \$100,000	Dwelling Equipment - \$100,000	Dwelling Equipment - \$95,000	Dwelling Equipment - \$93,000	
HA Wide		Relocation Costs - \$25,000				
		Debt payment - \$0				
HA Wide		Contingency - \$ 63,804	Contingency - \$ 108,804	Contingency - \$ 146,502	Contingency - \$96,502	
HA Wide						
40 -02 Haywood brooks		0	0	0	0	
40-03 Hyde/Glenwild		0	0	Replace floors - 0	Remodel baths - 0	
40-04 Ladnier/Jones		0	0	0	0	
40-06 Ted Hinson		0	Remodel Office-173,198	Replace floors - 0	Remodel baths - 0	
40-10 Hillcrest/Northside		0	0	0	0	
40-12 Haywood Brooks		0	0	0	0	
40-13 Wash/Roosevelt Apt		0	0	0	0	
40-15 Charles Warner		Remodel Office - \$115,000	0	Replace floors - 0	Remodel baths - 0	
40-16 Jones / Cole Apts.		0	0	0	0	
40-18 L C Jones Addition		0	0	0	0	
40-20 Bayou Cassotte		0	Remodel Baths - 0	Replace floors - 0	0	
40-24 Juan De Cuevas		0	Replace floors - 0	0	Remodel Baths - 0	

40-26 Pecan Circle		Asphalt Roadways -0	Upgrade Handicap - 0	Replace floors - 0	Remodel Baths - 0
40-27 Henry C Patterson		Kitchen cabinets - 0	Remodel baths - 0	0	Replace floors - 0
40-28 Hillsdale		Kitchen cabinets - 0	Remodel baths - 0	Replace floors - 0	0
40-29 Willow Creek		0	Replace floors - 0	0	0
40-30 Belleville		0	0	0	0
40-32 Dan Stepney		0	0	0	0
40-33 Camelot		0	0	Replace floors - 0	Remodel Baths - 0
40-34 Guice Place		0	0	0	0
40-35 Baywood Apt.		Replace floors - 0	0	0	0
40-36 Village Apt.		0	0		Replace floors - 0
40-37 Camille Village		0	0	0	0
40-38 Lumberton HA					
Physical Improvements Subtotal		\$3,056,474	\$3,056,474	\$3,056,474	\$3,056,474

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

Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA Wide	1406 Operations	500,000	HA Wide	1406 Operations	500,000
	HA Wide	1408 Management Imp.	280,000	HA Wide	1408 Management Imp	280,000
	HA Wide	1410 Administration	305,647	HA Wide	1410 Administration	305,647
	HA Wide	1411 Audit	1000	HA Wide	1411 Audit	1000
	HA Wide	1430 Fee and Costs	215,325	HA Wide	1430 Fees & Costs	215,325
	HA Wide	1450 Site Improvement	100,000	HA Wide	1450 Site Improvement	100,000
	HA Wide	1465.1 Dwelling Equip	100,000	HA Wide	1465.1 Dwelling Equip	100,000
	HA Wide	1495 Relocation Costs	25,000	HA Wide	1495 Relocation Costs	25,000
	H/A Wide	1501 Bond Debt Service	0	H/A Wide	1501 Bond Debt Service	0
	HA Wide	1502 Contingency	63,804	HA Wide	1502 Contingency	108,804
Annual Statement				40-20 Bayou Cassotte	1460 Kitchen Cabinets	227,500
	H/A Wide	1460 Interior Painting	100,000	H/A Wide	1460 Interior Painting	100,000
	40-04 LC Jones	1460 Interior Renovations	1,185,698	40-36 Village Apt.	1460 Kitchen Cabinets	250,000
	40-26 Pecan Circle	1450 – Asphalt Roadways	0	40-24 Juan De Cuevas	1460 Kitchen Cabinets	200,000
	40-27 Henry Patterson	1460 Kitchen cabinets	0	40-38 Lumberton	1460 Kitchen Cabinets	300,000
	40-28 Hillsdale	1460 Kitchen cabinets	0	40-28 Hillsdale Homes	1460 Replace floors	0
	40-15 Warner	1470 Remodel Office	115,000	40-26 Pecan Circle	1460 Upgrade HC	0
	40-35 Baywood Apts.	1460 Replace floors	0	40-29 Willow Creek	1460 Replace floors	0
Total CFP Estimated Cost			\$3,056,474			\$3,056,474

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

Activities for Year : 2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	1406 Operations	500,000	HA Wide	1406 Operations	500,000
HA Wide	1408 Management Imp	280,000	HA Wide	1408 Operations	280,000
HA Wide	1410 Administration	305,647	HA Wide	1410 Administration	305,647
HA Wide	1411 CGP Audit	1000	HA Wide	1411 CGP Audit	1000
HA Wide	1430 Fees & Costs	215,325	HA Wide	1430 Fees & Costs	215,325
HA Wide	1450 Site Improvement	100,000	HA Wide	1450 Site Improvement	100,000
HA Wide	1465.1 Stoves/REF/AC	95,000	HA Wide	1465.1 Stoves,ref/AC	93,000
HA Wide	1495.1 Relocation Costs	25,000	HA Wide	1495.1 Relocation Costs	25,000
H/A Wide	1501 Bond Debt Service	0	H/A Wide	Bond Debt Service	0
HA Wide	1502 Contingency	146,502	HA Wide	1502 Contingency	96,502
40-06 Ted Hinson	1460 Kitchen Cabinets	265,000	H/A Wide	1460 Interior Painting	100,000
40-15 Charles Warner	1460 Kitchen cabinets	0	40-26 Pecan Circle	1460 Kitchen cabinets	300,000
40-38 Lumberton	1460 Bath upgrades	315,000	40-06 Ted Hinson	1460 Kitchen cabinets	265,000
40-38 Lumberton	1460 Roofs	560,000	40-35 Baywood Apts.	1460 Kitchen Cabinets	225,000
40-33 Camelot	1460 Kitchen cabinets	125,000	40-15 Charles Warner	1460 Kitchen Cabinets	550,000
H/A Wide	1460 Interior Painting	100,000	40-03 Hyde/Glenwild	1460 Remodel baths	0
40-03 Hyde/Genwild	1460 Replace floors	0	40-06 Ted Hinson	1460 Remodel baths	0
40-06 Ted Hinson	1460 Replace floors	0	40-15 Charles Warner	1460 Remodel baths	0
40-15 Charles Warner	1460 Replace floors	0	40-24 Juan De Cuevas	1460 Remodel baths	0
40-20 Bayou Cassotte	1460 Replace floors	0	40-26 Pecan Circle	1460 Remodel baths	0
40-26 Pecan Circle	1460 Replace floors	0	40-27 Henry Patterson	1460 Replace floors	0
40-28 Hillsdale Homes	1460 Replace floors	0	40-33 Camelot Homes	1460 Remodel Baths	0
40-33 Camelot Homes	1460 Replace floors	0	40-36 Village Apts.	1460 Replace floors	0

Total CFP Estimated Cost	\$3,056,474			\$3,056,474
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MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII
POLICY FOR COMMUNITY SERVICE AND SELF-SUFFICIENCY REQUIREMENT

The MRHA VIII is responsible for development of this policy regarding the administration of the Community Service and Self-Sufficiency requirement (24 CFR 960.605). Changes to our lease and Admissions and Continued Occupancy Policies have been made and formally adopted.

- The general policy is included in the PHA plan.
- MRHA VIII will be the administrator of the program.
- This PHA will administer the program specifically by means of Resident Initiative employees and site managers and will be implemented for all residents at annual anniversary re-examinations on or after 10/1/00.
- Residents will be notified by means of individual mailouts, resident meeting presentations, Resident Advisory Board presentations, placement of notices and handouts in all area offices, explanation and information provided by each site manager at the time of re-examination interview.
- A determination will be made of exempt and non-exempt family members, and contact with non-exempt individuals will be made again.
- Documents or forms will be provided to each non-exempt resident for third-party certification of a community service activity.
- Documentation of community service activity or exemption will be compiled in resident files and tracked by computer.
- Compliance with the Community Service Policy will be monitored at least 30 days before the end of the 12-month lease term.
- The PHA will provide notification to the resident of noncompliance in the event the resident is not fulfilling his or her obligation.
- The PHA will describe the noncompliance and state that the lease may not be renewed at the end of the 12-month lease term unless tenant complies with the written agreement to cure noncompliance.
- The PHA will offer the resident the opportunity to enter into written agreement with the PHA to cure the noncompliance.

Type of acceptable activities:

- 1) literacy and self-esteem programs
- 2) tutoring programs
- 3) providing assistance at senior citizen centers
- 4) assisting in homeless shelters
- 5) job training
- 6) basic skills training
- 7) education, apprenticeship
- 8) GED classes
- 9) activities benefiting hospitals, nursing homes, day care centers
- 10) voluntary work that is a public benefit
- 11) high school or college attendance

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII ADMISSIONS POLICY FOR DE-CONCENTRATION

In compliance with the Quality Housing and Work Responsibility Act of 1998 Section 513 it is the goal of the Housing Authority to have a fair mix of families with varying incomes in each of the sites operated by the housing Authority. This goal will be achieved by income mixing and offering incentives to higher income families. Procedures:

A. Income mixing: To insure that there is no concentration of only very-low income families or higher income families in any one site, the following guidelines have been established.

1) In each fiscal year, at least 40% of families admitted to public housing will have incomes that do not exceed 30% of the median income for the area (extremely low).

2) Skipping of families on the waiting list is permissible in order to specifically reach another family with a lower or higher income. Families will only be skipped if the vacancy in question requires a lower or higher income renter to insure a fair mix of incomes in the site.

B. Incentives: In order to make public housing a more viable choice for higher income families who may otherwise be uninterested or unable to afford to remain in public housing, the following incentives have been established:

1) This Housing Authority has a recognized local preference: working families.

2) In order to make public housing more affordable for working persons, and to enable higher income families to remain in public housing, the Housing Authority has adopted maximum rent limits or flat/ceiling rents. The ceiling rent amounts are based on the Section 8 fair market rents for the areas.

Mississippi Regional Housing Authority No. VII Organizational Chart

