

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of Water Valley

PHA Number: MS078

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:200
 Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices

Other (list below)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the Water Valley Housing Authority 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 and basic goal is further stated: To assure equal opportunity in housing, to serve the needs of the low-income and very low-income citizens, to promote self-sufficiency and asset development, and to improve the quality of life within the jurisdiction of the Housing Authority.

The Housing Authority will work toward this mission by:

- Promoting available, adequate, decent, safe and affordable housing;
- Promoting economic opportunity;
- Promoting a suitable living environment without discrimination;
- Improving the physical condition of the existing housing units;
- Improving the service delivery efforts of management and maintenance.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies: Reach and maintain a 5% vacancy rate.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below) Encourage and help residents paying high rent to seek out homeownership opportunities: Continue to support Homeownership Fairs and network with Rural Development and others to provide needed information.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Be a High Performer
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: Maintain current score
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Continue Capital Fund Program
 - Demolish or dispose of obsolete public housing:
 - 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) Encourage and help residents seek out homeownership opportunities

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: Follow Deconcentration Plan in Tenant Selection and Assignment Plan by comparing income of applicant with average income of the developments.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Our applicant pool will assure that 40% of new admissions will be at or below 30% of the area median income.
 - Implement public housing security improvements: Install security cameras.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
Implement new local preference for working families.
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - 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)

Recognize residents as the ultimate customers.

Streamlined Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
Report on Replacement Reserves – Page 59

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	88		2003, 44 or 27%
Extremely low income <=30% AMI	64	73	
Very low income (>30% but <=50% AMI)	18	20	
Low income (>50% but <80% AMI)	6	7	
Families with children	57	65	
Elderly families	3	3	
Families with Disabilities	22	25	
Race/ethnicity 1/2	20/20	23/100	
Race/ethnicity 2/2	68/68	77/100	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	31	35	
2 BR	27	31	
3 BR	23	26	
4 BR	7	8	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

WVHA will strive to make its apartments an attractive choice for person over 50% of the median income as long as deconcentration and income targeting goals can be met. The reason for choosing this is that it has a high number of families under 30% of the median.

(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 WVHA is already above the federal target with 65% at or below 30%.
- 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) Exceed number of accessible apartments required by 504 so families with disabilities have more choices in the general occupancy areas.

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) Counsel public housing residents as above.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	350000.00	
a) Public Housing Capital Fund	350000.00	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
b) Annual Contributions for Section 8 Tenant-Based Assistance		
c) Resident Opportunity and Self-Sufficiency Grants		
d) Community Development Block Grant		
e) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003 CFP	219685.17	See P&E for this FFY
2004 CFP	351558.00	See Annual Statement for FFY
3. Public Housing Dwelling Rental Income	156000.00	Operations
4. Other income (list below)	2000.00	Operations
Other rent, sale of used equipment		
4. Non-federal sources (list below)		
Total resources	1429243.17	

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) As soon after application as possible

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)

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. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-

based waiting lists (select all that apply)?

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? We usually have >65% who are below 30% of the median area income.

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

- 2. Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8 N/A for WVHA

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

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences:

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

- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

apply)

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance N/A

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all

that apply)

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

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities

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

Demolition/Disposition Activity Description	
1a. Development name: 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: (DD/MM/YY)	
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. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

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

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA established eligibility criteria

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

If yes, list criteria below:

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

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

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

Water Valley Housing Authority has made the following progress toward the goals of the previous 5-Year Plan:

Goals and Objectives:

Promote Available, Adequate, Decent, Safe and Affordable Housing

1. **Maintain a practice of accepting housing discrimination complaints and forwarding these to the proper investigative unit; WVHA has received no such complaints but will make this a practice if we do receive such.**
2. **Monitoring and enforcing "Deconcentration Policy" to place 10% more lower income participants in higher income neighborhoods; Although the percentage**

can't currently be determined, WVHA's low income developments have a lower average annual income than the very low income development.

3. Perform a study to determine the feasibility of converting rental units to homeownership; WVHA performed no formal study because only a very few residents would qualify for homeownership and Board did not want use to lose control of a building by selling part of it. Our residents who are interested in homeownership are interested in owning a home somewhere else.
4. Perform an annual review of residents who are interested in homeownership; WVHA has made informal inquiry of those with highest rent and has found some interested. WVHA has tried to educate potential homebuyers as to what lenders require and helped sponsor a homeownership fair in 2003.
5. Contact local realtors to determine if other affordable rental and home ownership units are available for low-income families; This has been done. Very little affordable rental property is available outside public housing and a Section 202 property. Our observation is that what is available is generally substandard. There are affordable home ownership opportunities - most often in the manufactured housing sector.
6. Ensure that rental units meet HQS; This has been accomplished each year.
7. Ensure that rental units are safe and disaster resistant; The disaster resistant part of this was not to have been a part of this goal. However, the units are safe and as disaster resistant as any similar brick veneer units. The efforts that have been made to reduce danger have been the cutting of large trees nearby some apartment units to eliminate them falling on the units in high wind.
8. Reduce and maintain an acceptable vacancy rate at or above 95%; This goal was mis-worded. It should have been (and was understood to be) occupancy rate. The goal was not reached due to our high turnover and generally being overbuilt. WVHA has been at 95% twice but has not been able to maintain it.
9. Implement A Homeownership Advisory Program for residents interested in home ownership; WVHA co-sponsored a Homeownership Fair and has information available to advise potential homeowners. We have not developed a formal Advisory Program because of so few that would be able to participate.
10. Improve and maintain PHAS scores so that the Authority will be designated a High Performing PHA; This has not been accomplished although our scores have improved.

Promote Economic Opportunity and Vitality and Asset Development

11. Determine the feasibility of implementing flat rent; Flat rents were mandated by HUD regardless of whether we thought they were feasible.
12. Implementing a ceiling rent and choice of rent policy that will allow resident asset accumulation; WVHA utilizes ceiling rents and HUD told us we had to offer a choice of rents. Resident may choose an income based rent (which is capped by the ceiling rent) or choose a flat rent.
13. Survey residents to determine the interest in self-sufficiency programs that may be available. WVHA did survey residents on this but only a few would have been eligible in HUD's FSS. Most did not have enough income to qualify.

14. **Survey residents to determine if any residents are interested in technical, vocational, or job training programs; Some residents were interested but none attended due to this training being out of town. Not as a result of the survey, but some residents have become interested due to the TANF requirements.**
15. **Survey residents to determine whether any are interested in resident business development activities. Survey was not carried out due to Board not favoring resident businesses.**
16. **Increase the number of households with a working family member 10% by giving preference in housing to families who are working; This is a preference but we usually have more vacant apartments than we have working applicants. We don't have figures from 1999 to let us calculate this percentage.**
17. **Employ admissions preferences aimed at families with economic hardships; HUD mandated that we do this and it has been done.**
18. **Employ admissions preferences aimed at families that are working; This was accomplished in 2004 for the first time.**
19. **Adopt rent policies to support and encourage work; Accomplished with updating of policies and ACOP in 2003.**

Ensure Equal Opportunity in Housing for all Americans

20. **Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability; These were in place. WVHA assured that it was being followed.**
21. **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; Residents disturbing others have been dealt with and security measures have been used when available.**
22. **Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. WVHA has more accessible units than required and will use Capital Funds to make several more units accessible.**

Providing Suitable Living Environment

23. **Implement measures to deconcentrate poverty by bringing higher income public housing residents into lower income developments. This is being done but we face the problem of not often having anyone who is a higher income resident.**
24. **Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. We are required to admit 40% who are at or below 30% of the area median income. We currently house about 65% who are below the 30% level.**
25. **Determine whether the dwelling units and facilities meet lead-based paint, asbestos, and 504 disabled accessibility standards; Lead paint was removed in 1996, there is no record of asbestos being used, and we have complied with 504 standards.**
26. **Add air conditioning to all dwelling units; Air conditioning was added to the 88**

units that didn't have it using Capital Funds.

- 27. Improve screening procedures for prospective residents; WVHA is screening all prospective residents and has a method for checking criminal history and past rental history.**
- 28. Partnership with residents to solve problems related to living conditions by holding annual meetings with residents to discuss living condition problems and concerns; Instead of this WVHA is holding at least quarterly meetings with Resident Advisory Board.**
- 29. Establish and implement a "Fire-Prevention Policy" which will include hardwired smoke detectors, emergency lighting, fire-safety inspections, and resident training; We have installed hardwired smoke detectors in units that did not have them, we have fire-safety inspections monthly. We have no emergency lighting because we have no common halls. We have passed out fire safety booklets to residents.**
- 30. Establish and implement a "Safety, Security and Crime-Prevention Policy" which will include a viable evacuation plan, security measures for dwelling units, adequate outside lighting, and resident training; We have all of these in place with the exception of current resident training.**
- 31. Determine the feasibility of voluntary tenant patrols and or Neighborhood watches; WVHA had patrolling armed guards for most of the 5-years of the plan and didn't think the voluntary tenant patrols were feasible. We are now looking again at the possibility of using residents but past history tells us that we had a problem with residents trusting other residents to do the job, even in a 'Neighborhood Watch' situation.**
- 32. Implement a Pest Infestation Policy. Done**
- 33. Implement a Natural Disaster Policy. Done**
- 34. Implement an Emergency Plan. Done**

Improving the Physical Condition of the Existing Housing Units

- 35. Implement the modernization program as presented in the 5-year improvement. The 5-year plan for modernization was better defined after the original plan was submitted and includes all the following:**

2000 Capital Fund program had a grant award of 399133 which was obligated and expended in a timely manner. Major work items completed were new roofs in MS78-1,2 and new doors in MS78-4.

2001 Capital Fund program had a grant award of \$407250 which was obligated and expended in a timely manner. Most of this grant was placed in Replacement Reserves for use on a new management office. The balance was used for operating the low rent housing program.

2002 Capital Fund program had a grant award of \$386996 which was obligated and expended in a timely manner. Work items completed were making handicap accessibility improvements, adding additional wiring for cable and telephone jacks in all bedrooms, and replacing all windows in the oldest developments (MS78-1&2) with thermopane fold-out windows, \$63333 was placed in reserve for the new office.

2003 Capital Fund Program had a grant award of \$300429 of which \$144196.29 has been obligated and

spent as of 09/30/2004. Some of these funds have completed work begun with 2002 CFP. Windows, new storage buildings and new storm doors have been the major items. Also new appliances have been purchased and also some new furnishing for the new office.

2003 (b) Capital Fund Program had an award of \$63453 which has not been obligated or spent as of 09/30/2004. Work items similar to 2003 CFP with addition of funds for possible security camera system.

2004 Capital Fund Program has just been awarded \$351,558 which has not been obligated or expended as of 09/30/2004.

- 36. Renovate and upgrade major systems; This was accomplished with the addition of central heat and air in 'family' units and the upgrading of all windows and storm doors in MS78-1 and MS78-2. Plumbing improvements now planned for MS78-1**
- 37. Perform a "Physical needs assessment" survey annually. This has been done and is used to identify work items for each Annual Plan.**
- 38. Annually analyze the REAC Inspection Survey results and correct any deficiencies as noted; This has been accomplished and reported on each MASS certification.**
- 39. Implement and review fire, safety and crime prevention measures; Done**
- 40. Determine if any modifications are needed in public housing based on Section 504 Needs Assessment for Public Housing; WVHA had met minimum requirements and has since made another unit accessible, made paths to mailbox pedestals accessible, and provided additional curb ramps in elderly and handicapped areas.**
- 41. Renovate and repair structures and structural components; Ongoing as needed.**
- 42. Renovate and repair dwelling unit components, such as cabinets, flooring, walls, ceilings, etc. Ongoing as needed. Included in Annual Plan work items or Extraordinary Maintenance.**
- 43. Provide fire, crime and safety measures, such as enhanced doors and locks, dead bolts, fire extinguishers, emergency lighting, etc. for resident security. These have been accomplished with exception of emergency lighting as we have no inside common areas or halls in our dwelling buildings. WVHA also provides carbon monoxide detectors.**

Improving the Service Delivery Efforts of Management and Maintenance

- 44. Meeting with Residents on an annual basis; This has been accomplished through the Resident Advisory Board.**
- 45. Management will improve communications and coordination with local law enforcement agencies; WVHA continues to meet with local law enforcement as needed and exchanges information then and at other times.**
- 46. Review annually and scrutinize all policies to determine if changes are necessary; This is an ongoing process.**
- 47. Prepare a 'Management Needs Assessment' annually to determine changes and Improvements that may be necessary. This is ongoing and is quantified at budget preparation time.**

- 48. Implement Improved screening procedures for prospective residents. Same as 27. Above.**
- 49. Solicit participation from residents in development of the annual plan and in implementation and monitoring. WVHA accomplishes this through the Resident Advisory Board and Public Meetings.**
- 50. Prepare a Natural and Other Disaster Plan; See 30. and 33. above.**
- 51. Prepare Fire, Safety and crime Prevention Plan; See 29. and 30. above.**
- 52. Prepare an Internal Control System Plan. Done and included in items available for review.**
- 53. Bind all policies in a Policy Manual. Done and available for review.**
- 54. Request CPA auditor prepare a 'Management Letter' for the WVHA which will be reviewed annually and suggestions for improvement brought to the Board of Commissioners; This is part of the audit report. Executive Director reports suggestions to the Board.**
- 55. Study the REAC and PHAS scores and improve on items that score below 90%. Ongoing.**
- 56. Prepare 3-year analytical schedule of revenues and expenditures for annual scrutiny. This has ben done by using year end report figures from our accountant. Greater use can be made of this information, but insurance carriers want to know this when premiums are being determined.**
- 57. Annually review administrative and operating practices in an effort to determine where improvements may be made. Ongoing.**
- 58. Implement a 'Control Calendar', by date, as a management tool to assure all critical report dates are met; Established a procedures manual that includes this. It can be improved for easier use.**
- 59. Determine if there is a need for additional automation and computerization for management and maintenance reporting functions; WVHA determined it needed to upgrade its computers but did not add any additional PCs. Will add another module for generation of receipts in the future and have added the capacity to add a computer in the Board Room. Did determine to replace dot-matrix printers with laser jets.**
- 60. Develop a Management Policy and Management Plan; As such, this has not been developed. A Procedures Manual has been developed and is constantly being updated.**
- 61. Implement fire and safety, security and crime, and pest control inspections; This was being done before the 5-year plan was developed but more emphasis is now given to security.**
- 62. Assess the maintenance delivery and service function for possible areas of improvement; Our average response time on a work order is 3 hours or less. Emphasis has been on reducing repeat calls for the same problem.**

- 63. Attend appropriate training seminars that will improve the maintenance and management functions and service delivery. WVHA has sent maintenance aides to training opportunities for the first time in recent years. Management employees regularly attend training.**

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

The follow statement refers both to a. and b. above. The Housing Authority hereby defines “substantial change” or “significant amendment” as a permanent change that 1) deletes a work category from the original 5-year budget, 2) includes a work category that was not included in the original 5-year budget, 3) adds non-emergency work items not included in the current Annual Statement or 5-Year Action Plan, 4) changes the replacement reserves under the Capital Fund, 5) adds new activities not included in the PHDEP Plan (if the PHA has such a Plan, 6) changes with regard to demolition or disposition, designation, homeownership programs or conversion activities, and 7) any changes to rent or admission policies or organization of the waiting list. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. The mere change of estimated cost or change of work items between one Project to another is not defined as a “substantantial change” for the purpose of this policy.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: PHA presents items for the plan to the Resident Advisory Board. Board comments were supportive of work items. Members asked about items discussed before but not accomplished. Board made comments on admission preferences proposed and need for walking security guards at times.

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

- Considered comments, but determined that no changes to the PHA Plan were
- The PHA changed portions of the PHA Plan in response to comments
List changes below: The PHA added or gave quicker priority to the following
- Other: (list below) Resident Advisory Board ideas have been addressed each year they have participated. Generally supportive of work items proposed, they asked about items that are planned but not accomplished yet such as peep holes in doors. They asked about two items not planned at this time. One was additional storage buildings for MS78-4 which is not thought feasible by management. The other was dead bolt locks for storm doors which will be considered. Resident Advisory Board comments have been more related to security and unruly neighbors than with physical work items. PHA has not used security guards due to security company not being able to secure liability insurance in a public housing development. All RAB comments are considered and most included in the Plan, i.e. comments led to window replacements in MS78-1,2 during 2004.

(2) Resident Membership on PHA Governing Board

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

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

- Yes No: **In lieu of a Resident on the governing board, the following are the six members of the Resident Advisory Board. They meet at least once a quarter. Mae Ruth Benson, Shona Johnson, Dorothy Martin, Kathy Short, Brenda Wilbourn, Charlotte Williams.**

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

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

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

Description of Resident Election Process

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

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

- ballot
- Other: (describe)

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain): PHA's in Mississippi are currently exempt from this requirement due to a conflict of interest issue addressed by the Constitution of State of Mississippi.

Date of next term expiration of a governing board member: May 2005

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

Larry Hart Mayor
Bill Norris Alderman
Tommy Swearengen Alderman
Fred White Alderman
Sherry Johnson Alderman
Charles Harris Alderman

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: The State of Mississippi

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the

Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan by reviewing existing Consolidated Plans.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) Assessing housing needs and providing adequate, decent, safe and affordable housing, in a suitable living environment, free from discrimination.
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The Consolidated Plan supports the same goals that the PHA Plan addresses and gives the PHA access to data that it would not have otherwise.

(4) (Reserved)

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

10. Project-Based Voucher Program N/A

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

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	available for inspection	
X	Other supporting documents (optional). List individually. Report on use of Replacement Reserves List of Resident Advisory Board Members	(Specify as needed) 2001 , 2002 CFP SectionC. (2) (a) p33

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P078501-02			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2004 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	77393.20		77393.20	77393.20
3	1408 Management Improvements	4572.80		4572.80	4572.80
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1200.00		1200.00	1200.00
8	1440 Site Acquisition				
9	1450 Site Improvement	34507.00		34507.00	34507.00
10	1460 Dwelling Structures	180000.00		180000.00	180000.00
11	1465.1 Dwelling Equipment—Nonexpendable	20000.00		20000.00	20000.00
12	1470 Nondwelling Structures	9293.00		9293.00	9293.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	60000.00		60000.00	60000.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	386966.00		386966.00	386966.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	39933.01		39933.01	39933.01
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	120000.00		117425.74	117425.74

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program Grant No: MS26P078501-02			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		77393.20		77393.20	77393.20	Complete
PHA Wide	Management Imprvs Cmptrs for comm bldg, Nan McKay Sftwr, office chairs, 2 way radios	1408		4572.80		4572.80	4572.80	Complete
PHA Wide	A&E Fees Design for changes for 504	1430		1200.00		1200.00	1200.00	Complete
PHA Wide	Site Imprvs: Incl curb ramps, handrails, playground	1450		34507.00		34507.00	34507.00	Complete
PHA Wide	Dwelling Structures: Successful conversion of 3brdm to 504. TV and cable jacks in 200 apts. New windows in 27 bldgs.	1460		180000.00		180000.00	180000.00	Complete
PHA Wide	Dwelling Equipment: appliances Some purchased thru NAHRO eprocurement	1465		20000.00		20000.00	20000.00	Complete

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P078501-03			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:9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70000.00		70000.00	70000.00
3	1408 Management Improvements	10000.00		83.00	83.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	66725.00		18548.00	18548.00
10	1460 Dwelling Structures	113704.00		35365.82	35365.82
11	1465.1 Dwelling Equipment—Nonexpendable	20000.00		301.50	301.50
12	1470 Nondwelling Structures	20000.00		7415.32	7415.32
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	300429.00		131713.64	131713.64
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	70000.00			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P078501-03			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	
PHA Wide	Operations	1406		70000.00		70000.00	70000.00	Complete
PHA Wide	Mgmt Imprv: Office eqpmnt and furnshings	1408		10000.00		7916.31	7661.31	>50% comp
	Computer equip		1	\$83		83	83	
	Computer software		1	155		155	155	
	Nan McKay reg updates		2	413		413	413	
	Instl comptr cables and network		10	1275		1275	1275	
	Install wire, phones, control panel, & Furnish 2 new phone sets		12	805		805	550	
	Install misc equipment		3	363.75		363.75	363.75	
	Install burglar alarm		1	490		490	490	
	Misc furnishings		22	6415.25		4331.56	4331.56	
MS78-1	Site Improvements:	1450		59311.00		16488.00	16488.00	Trees compl
	Tree trimming and removal		1 contr	16488				
	Landscaping incl. ornamentl trees		18	18000				
	Improve sidewalks incl replacement		600 ft	24823				
MS78-2	Site Improvements:	1450		7414.00		2060.00	2060.00	Trees compl
	Tree trimming and removal		1 contr	2060				
	Landscaping incl. Ornamentl trees		6	5354				
MS78-1	Dwelling Structures: replaced	1460		99304.00	35365.82	35365.82	35365.82	locks and
	outside locks to conform to new key		22 bldgs			14162.64	14162.64	windows

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program Grant No: MS26P078501-03			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	
	System, completed windows begun with prior year funds.		2 bldgs			9413.20	9413.20	complete
	New storm doors		22 bldgs			11789.98	10844.96	
MS78-2	Dwelling Structures:	1460		14400.00	30000.00	0.00	0.00	
	Bathroom Renovations		17 apts		29056.96		0.00	Adv 1/05
	New storm doors		7 bldgs		943.04	943.04	943.04	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program Grant No: MS26P07850103 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	
MS78-4	Dwelling Structures: new thermo-pane windows or glass panels, May start roofs planned for 2004	1460		0.00	35000.00			
			200 pnls		7000			
			7 bldgs		28000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program Grant No: MS26P07850103 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	
PHA Wide	Dwelling Structures:	1460		13639.3	13338.18	8942.20	8942.20	
	Floor covering		6		4200	2750	2750	
	Texture ceilings		4		6192.20	6192.20	6192.20	
	Storm doors		25		2945.98			
PHA Wide	Dwelling Equipment Refrigerators stoves	1465	45 25	20000.00 12560 7440		5011.50 5011.50	5011.50 5011.50	¼ complete
MS78-1	Non-Dwelling Structures	1470		20000.00		7415.32	7415.32	1/3 complete
	storage sheds		17	20000.00		7415.32	7415.32	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program No: MS26P078501-03			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	
PHA Wide	9/16/2005			9/16/2007			The end of the quarter that includes 9/16/2005 and 2007
MS78-1	9/16/2005			9/16/2007			
MS78-2	9/16/2005			9/16/2007			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P07850203			Federal FY of Grant: 2003 b
<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: 9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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	10453.00		0.00	0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	12000.00		0.00	0.00
13	1475 Nondwelling Equipment	33000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	63453.00		0.00	0.00
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P07850203			Federal FY of Grant: 2003 b			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Management Improvements	1408		10453		0.00	0.00	
	Equipment and furnishing Office and community bldg Misc storage bins, racks or shelving		12 10	8250 2203				
PHA Wide	Fees and costs	1430		8000		0.00	0.00	
MS78-1	Non-Dwelling Structures Storage Sheds	1470	6	12000		0.00	0.00	
PHA Wide	Non-dwelling Equipment Security Cameras	1475	11	33000		0.00	0.00	RFP 11/04

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program No: MS26P07850203 Replacement Housing Factor No:			Federal FY of Grant: 2003 b	
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	
PHA Wide	3/30/06			3/30/08			
MS78-1	3/30/06			3/30/08			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No:MS26P07850104 Replacement Housing Factor Grant No:			Federal FY of Grant:2004
<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:9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	82000.00		0.00	0.00
3	1408 Management Improvements	4000.00		0.00	0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	40000.00		0.00	0.00
10	1460 Dwelling Structures	60000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	20558.00		0.00	0.00
12	1470 Nondwelling Structures	30000.00		0.00	0.00
13	1475 Nondwelling Equipment	100000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	351558.00		0.00	0.00
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	100000.00			
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program Grant No: MS26P07850104			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		82000		0.00	0.00	
PHA Wide	Management Improvements Cmpttr eq/sftwr and/or office equip	1408	4	4000		0.00	0.00	
PHA Wide	Fees and Costs	1430		15000		0.00	0.00	
PHA Wide	Site Improvements MS78-4 ditch, and landscaping	1450		40000		0.00	0.00	
MS78-4	Dwelling Structures MS78-4 roofs, or window imprvmts	1460	20 bldg	60000		0.00	0.00	
PHA Wide	Dwelling Equipment-appliances	1465.1	65 stves or ref	20558		0.00	0.00	
PHA Wide	Non-dwelling structures Add store room to shop or Improve Comm. Bldg. & old office	1470		30000		0.00	0.00	
PHA Wide	Nondwelling equipment Security camera system	1475	15	100000		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P07850105 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:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements	20,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition	20,000			
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	91,558			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures	30,000			
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	351,558			
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	20,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	20,000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Water Valley		Grant Type and Number Capital Fund Program Grant No: MS26P07850105			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	
PHA Wide	Operations	1406		100000.00		0.00	0.00	Proposed
PHA Wide	Management Improvements Furnishings and equipment	1408		20000.00		0.00	0.00	Proposed
	May shift this to 1406 monitrng							
PHA Wide	Fees and Costs May shift part to 1460 Dw St	1430		20000.00		0.00	0.00	Proposed
MS78-1	Site Acquisition Adjoining property: 1 lot across street from MS78-1B	1440	1	20000.00		0.00	0.00	Proposed
PHA Wide	Site Improvement Landscpng/erosion cntrl , sidewalks	1450	6 yards	20000.00		0.00	0.00	Proposed
MS78-4	Dwelling Structures: roofs Or flooring, texture ceilings Sewer clean-outs	1460	30 bldgs	91558.00		0.00	0.00	Proposed
PHA Wide	Dwelling Equipment-Non Exp appliances	1465	66	20000.00		0.00	0.00	Proposed
MS78-1	Nondwelling Structures Imprv office, shops	1470	1	30000.00		0.00	0.00	Proposed
PHA Wide	Nondwelling Equipment-security cameras,	1475	3	20000.00		0.00	0.00	Proposed

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Water Valley			Grant Type and Number Capital Fund Program No: MS26P07850105 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	
PHA Wide	09/30/2007			09/30/2009			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name The Housing Authority of the City of Water Valley			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
MS78-1	Annual Statement	50500	50500	50500	50500
MS78-2		16000	16000	20250	20250
MS78-4		19585	155558	155250	155250
PHA Wide		265473	129500	125558	125558
CFP Funds Listed for 5-year planning		351558	351558	351558	351558
Replacement Housing Factor Funds					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>MS78-1</i>	<i>Site Acqstn 1 lot A</i>	35000	<i>MS78-1</i>	<i>Site Acqstn 1 lot B</i>	35000
Annual		<i>Site Imprvmnt fence</i>	5500		<i>Site Imprvmnt fence</i>	5500
Statement		<i>Dwelling Structures:</i> Floor covering X 4 Plumbing improvmts Repl cast iron pipe in wallsx3 apts wh vacnt	10000 4000 6000		<i>Dwelling Structures</i> Floor covering X 4 Plumbing improvmts (see 2006)	10000 4000 6000
		<i>Subtotal</i>	50500		<i>Subtotal</i>	50500
	<i>MS78-2</i>	<i>Site Improvements (A)</i> Landscape and imprv common elderly area	10000	<i>MS78-2</i>	<i>Site Improvements (B)</i> Provide Cul de sac type turnaround at end of dead end on HA property	5000
		<i>Dwelling Structures:</i> Floor covering X 2 Repl cast iron pipeX 2	6000 2000 4000		<i>Dwelling Structures:</i> Floor covering X 2 Repl cast iron pipeX2	6000 2000 4000
		<i>Subtotal</i>	16000		<i>Non-dwllng str</i> Paint sheds X 9	5000
					<i>Subtotal</i>	16000
	<i>MS78-4</i>	<i>Site Improvements</i>	7250	<i>MS78-4</i>	<i>Dwelling Structures</i> Floor covering x 6	6000

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year :2008 FFY Grant:2008 PHA FY: 2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>MS78-1</i>	<i>Site Imprvmnts Fence</i>	4000	<i>MS78-1</i>	<i>Site Imprv Landscpng</i>	4000
	<i>Dwelling Structures Flooring X 3</i>	3000		<i>Dwelling Structures Flooring X 3</i>	3000
	<i>Subtotal</i>	7000		<i>Subtotal</i>	7000
<i>MS78-2</i>	<i>Site Imprvmnts Dozer wrk on overgrown area and fencing</i>	8000	<i>MS78-2</i>	<i>Site Improvements Tree trimming</i>	4000
	<i>Dwelling Structures Flooring x 2</i>	2000		<i>Dwelling Structure Flooring x 2</i>	2000
	<i>Non-dwellingstructures Improve basement shop</i>	1000		<i>Non-dwelling structures Repair sheds</i>	2000
	<i>Subtotal</i>	11000		<i>Subtotal</i>	8000
<i>PHA Wide</i>	<i>Operations</i>	322258	<i>PHA Wide</i>	<i>Operations</i>	335258
	<i>Dwelling Equipment Appliances X 4</i>	1300		<i>Dwelling Equipment Appliances X 4</i>	1300
	<i>Non-dwelling eqpt Upgrade computers</i>	10000			
	<i>Subtotal</i>	333558			336558
Total CFP Estimated Cost		\$ 351558			\$351558

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

REPORT ON REPLACEMENT RESERVES in modified format of form HUD-52842.

Section 1: Replacement Reserve Status	for years ending	9/30/2003	9/30/2004
1. Replacement Reserve Interest Earned		\$ 383.16	7842.40
2. Replacement Reserve Withdrawal (equals line 16 below)		12580.00	418936.99
3 Net Impact of Replacement Reserve (line 1 minus line 2; equals line 18 below)		-12196.84	-411094.59
4. Current FFY Funding for Replacement Reserve		363333.00 *	60000.00**
5. Replacement Reserve Balance at End of Previous Program Year		0.00	351136.16
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 +(or-) line 3)		351136.16	41.57
	* from 2001 CFP	** from 2002 CFP	

Section 2: Replacement Reserve Withdrawal Report	for years ending	9/30/2003	9/30/2004
Summary by Account			
1. – 5. N/A			
6. 1430 Fees and Costs		12580.00	10320.00
7. – 10. N/A			
11. 1470 Nondwelling Structures		0.00	408616.99
12. – 15. N/A			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)		112580.00	418936.99
17. Replacement Reserve Interest Income		383.16	7842.40
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)		12196.84	411094.59