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(exp. 05/31/2006)

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

Mississippi Regional Housing Authority IV

Submitted:

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

PHA Plan
Agency Identification

PHA Name: Mississippi Regional Housing Authority IV

PHA Number: MS019

PHA Fiscal Year Beginning: 07/2007

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

☒ The Mississippi Regional Housing Authority IV Mission Statement:
To provide adequate and affordable housing opportunities and a suitable living environment, free from discrimination, to qualified citizens in Carroll, Choctaw, Clay, Grenada, Lowndes, Montgomery, Oktibbeha, Webster, and Winston counties, Mississippi, in a spirit of harmony that will compliment the communities that we serve. To continuously strive to protect the interest and investment of the United States of America by being good stewards of the public trust and by always operating in a manner conducive to sound business practice.

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: *Will apply for additional vouchers as funding becomes available.*
- ☒ Reduce public housing vacancies: *Maintain vacancies under 3%.*
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

- ☒ Improve public housing management: (PHAS score) *Maintain PHAS score of 90% or higher.*
- ☒ Improve voucher management: (SEMAP score) Maintain *SEMAP score of 90% or higher.*
- ☒ Increase customer satisfaction: *Maintain RASS score of 80% or higher.*
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finances, voucher unit inspections)
- ☒ Renovate or modernize public housing units: *Modernization efforts will continue each year with funding through the 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. *Owner briefings will continue to be held each year in order to provide educational programs to current and potential landlords.*
- ☐ Increase voucher payment standards.
- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment
Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments in accordance with the Authority's Admissions and Continued Occupancy Plan (ACOP) and current HUD Regulation.
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments in accordance with the Authority's ACOP and current HUD Regulation.
- ☒ Implement public housing security improvements by providing above base line law enforcement security programs.
- ☐ 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: *Through the FSS Program. We will maintain at least 80% of our mandatory FSS slots with at least 30% or more families with escrow balances.*
- ☒ Provide or attract supportive services to improve assistance recipients' employability through programs developed by the Authority's Resident Services Division and the Family Self Sufficiency Program.
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other:

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 by providing staff training on recognizing and counseling victims on the proper procedure of reporting discrimination.
- ☒ 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 by providing staff training on recognizing and counseling victims on the proper procedure of reporting discrimination.
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required by providing staff training on recognizing and counseling victims on the proper procedure of reporting discrimination.
- ☐ Other:

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]

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

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Mississippi Regional Housing Authority IV is pleased to submit this Agency Plan.

The Agency Plan is presented in two sections:

Section 1: The Five Year Plan

This section includes the Authority's Mission Statement, goals, and objectives. The Housing Authority has considered the Mission Statement, goals, and objectives of the Department of Housing and Urban Development (HUD) in developing the Five Year Plan.

Section 2: The Annual Plan

This section includes the components required to be submitted in the plan. Please refer to the following Table of Contents for the components included. Any required components that are not included in this submission are indicated in the Table of Contents along with the location of the applicable materials and the date submitted to HUD, if required.

In this eighth year of required PHA Plan submission, the Mississippi Regional Housing Authority IV has continued to operate its programs in an efficient, cost effective manner and will continue to explore the options authorized by regulation. These options will be explored primarily as methods of increasing the supply of affordable housing for the priority of housing needs indicated in the Housing Needs Statement at Component 1 of this Plan.

The Agency Plans were available for review by the public beginning in January 2007. In January 2007 each resident was invited to become a member of the partnership continuing to be developed. They were also made aware of the availability of the Plans for review and invited to attend the public hearing. In addition, in January 2007 each Board of Supervisors, each Mayor, and each member of the City Council in the Authority's area of operation was made aware of the availability of the Agency Plans. They were all invited to continue to be a viable member of the ongoing partnership between the Housing Authority, local government, and the resident population. All were encouraged to provide feedback and ideas for strategic planning and setting priorities and to personally attend the public hearing. Beginning in January 2007 resident meetings were held. On March 7, 2007 the Resident Advisory Board (RAB) held the final meeting in order to assist and make recommendations regard the Plans. A public hearing was convened on March 15, 2007 at 10:00 a.m. to prompt comments from the general public regarding proposed activities. An attendance sheet for the public hearing is available for review at the central office of the Authority. No comments were received to be considered and addressed by the housing authority or by the Board of Commissioners prior to submission to the Department of Housing and Urban Development.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

☒ (Attachment A) *Implementation of Public Housing Resident Community Service Requirement.*
☒ (Attachment B) *Pet Policy.*
☒ (Attachment C) *Admissions Policy for Deconcentration Deconcentration and Income Mixing.*
☒ (Attachment D) *Voluntary Conversion Required Initial Assessments*
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Other required Attachments (List below, proving each attachment name):

☒ (Attachment E) *Statement of Progress in Meeting the 5-Year Plan Mission & Goals.*
☒ (Attachment F) *Resident Survey Follow-up Plan.*
☒ (Attachment G) *Membership of the Resident Advisory Board (RAB).*
☒ (Attachment H) *Section 8 Homeownership Program Capacity Statement.*
☒ (Attachment I) *Capital Fund Program Tables which include the 2007 CFP Annual Statement, Five-Year Action Plan, and Performance and Evaluation Reports for FFYs 2003, 2004, 2005, and 2006.*

Optional Attachments:

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

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	and Related Regulations	
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	infestation)	
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

The Authority has analyzed the housing needs of low-income, very low, and exceptionally low-income families who reside in the Authority's nine county jurisdiction. Included in the analysis are housing needs of exceptionally low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units, and location. The identified racial categories were determined for those groups with disproportionate needs in comparison to the needs of the category as a whole. The groups identified have a percentage of persons in the category of needs who are members of a particular race that shows at least 10 percentage points higher than the percentage of persons in the category as a whole.

Within the Authority's jurisdiction, not all cities and counties have their own Consolidated Plan. However, the State of Mississippi's Consolidated Plan accurately describes the housing needs of the jurisdiction. Additional data was obtained by using the U.S. Census Bureau Internet site and data supplied for the Comprehensive Housing Affordability Strategy (CHAS) for the State of Mississippi and the Golden Triangle Planning and Development District.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	6,506	5	4	5	N/A	1	N/A
Income >30% but <=50% of AMI	3,656	4	2	5	N/A	1	N/A
Income >50% but <80% of AMI	3,616	2	1	3	N/A	1	N/A
Elderly	3,190	3	3	4	N/A	2	N/A
Families with Disabilities	8,916	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Black (non-Hispanic)	8,603	5	2	5	N/A	1	N/A
Hispanic	167	3	1	1	N/A	1	N/A

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)

U.S. Census Bureau,
American Fact-Finder Internet site (http://www.factfinder.census.gov)
(General Housing Characteristics 2000)

The Golden Triangle Planning and Development District, Starkville, Mississippi. (2000 Census data).

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

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

The Authority has analyzed the housing needs of the families on the Public Housing and Section 8 Housing Choice Voucher waiting lists. Included in the analysis are housing needs of extremely, very low, and low-income families, elderly and families with disabilities, and households of various races and ethnic groups on the waiting lists. Data listed in the tables below represents characteristics of eligible households only.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units, and location. The Authority's waiting lists are computerized. Waiting lists analysis is indicated on the following tables:

Housing Needs of Families on the Waiting List

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

	# of families	% of total families	Annual Turnover
Waiting list total	49		103
Extremely low income <=30% AMI	41	83.7%	
Very low income (>30% but <=50% AMI)	8	16.4%	
Low income (>50% but <80% AMI)	0	0%	
Singles	8	16.4%	
Families with children	37	75.6%	
Elderly families	3	6.2%	
Families with Disabilities	1	2.1%	
Black (non-Hispanic)	47	96.0%	
Hispanic	0	0	
White	2	4.1%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	22	44.9%	
2 BR	21	42.9%	
3 BR	5	10.2%	
4 BR	1	2.1%	
5 BR	0	0	
5+ BR	0	0	

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

If yes:

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2,912		260
Extremely low income <=30% AMI	2,848	98%	
Very low income (>30% but <=50% AMI)	46	2%	
Low income (>50% but <80% AMI)	18	1%	
Families with children	1,476	51%	
Elderly families	1,190	41%	
Families with Disabilities	246	9%	
Black (non-Hispanic)	1,458	50%	
Hispanic	0	0%	

Housing Needs of Families on the Waiting List			
White	1,448	50%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

Through analysis of the Authority's jurisdiction and waiting lists, extremely low-income families, families with children, very low-income families, working poor families, persons with disabilities, and Black (non-Hispanic) families continue to be the least well served in the Authority's jurisdiction. As required, the information provided includes:

- Households with incomes below 30% of the area median (extremely low-income).
- Elderly households and households with disabilities.
- Identification of household race.

The Authority intends, to the maximum extent practicable, to address the communities' housing needs described above. We have focused on the identified groups this past year. The Authority's efforts over the next year will continue to center on addressing affordability, supply of housing resources, quality of available housing, and accessibility within the scope of federal regulation and policy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

As required, the Mississippi Regional Housing Authority IV is submitting the following Statement of Financial Resources. The Statement includes income that is anticipated to be available to the Authority for the fiscal year beginning July 1, 2007 and ending June 30, 2008. The Authority uses an enterprise fund for budgeting and financial reporting.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2007 grants)**	8,936,820	Program eligible purposes
a) Public Housing Operating Fund	670,738	
b) Public Housing Capital Fund	577,942	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,688,140	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	401,130	Public Housing Operations
4. Other income (list below)		
Investment Income	21,520	Public Housing Operations
Other Income	30,230	Public Housing Operations
Investment Income	36,810	Section 8 Operations
Other Income	1,000	Section 8 Operations
4. Non-federal sources (list below)		
TOTAL RESOURCES	9,427,510	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Upon receipt of the application for admission the family is notified of eligibility within 30 days of the date of application.

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

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other: Credit references.

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) County-wide.

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

☒ PHA main administrative office
☒ PHA development site management office
☒ Other: Applications via U.S. mail.

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)
☒ One
☐ Two
☐ Three or More

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (List below)
☐ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification

☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (state circumstances below) closer to place of employment.
☒ Other: (list below) Accessibility.

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:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing

Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
1 Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
1 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)
Counseling by Resident Services Division.

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

See Attachment "C"

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

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

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

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

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

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

☐ Other (list policies and developments targeted below)

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

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

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

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

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

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

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

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

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

☐ Criminal or drug-related activity
☒ Other (describe) Resident tenancy history and payment history if known.

(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)
All public housing development site offices.
Pre-applications via U.S. mail.
Elderly and/or disabled applicants via home visit if requested.

(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: Upon written request voucher holders may be given a 60 day extension of time in order to enhance their search for a suitable unit.

(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.

2 Date and Time

Former Federal preferences

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

The Authority's Admissions and Continued Occupancy Plan (ACOP) was last revised January 27, 2005, to include the latest requirements set forth on changes relating to admissions and occupancy requirements. Revisions to the ACOP have been transmitted to the Department of Housing and Urban Development. The ACOP is included in supporting documents to the Plan and is on public display. The ACOP is also available for review by the general public, including residents and applicants, at every office of the Mississippi Regional Housing Authority IV.

a. Use of discretionary policies: (select one)

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

---Or---

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

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

The Mississippi Regional Housing Authority IV recognizes that in some instances even the minimum rent may create a financial hardship for families. The Authority will review all relevant circumstances brought to the Authority's attention regarding financial hardship as it applies to minimum rent. The following states the Authority's procedures and policies concerning minimum rent financial hardship.

The Authority will notify all participant families subject to minimum rent of their right to request a minimum rent hardship exception under the law. The Authority will notify all families at the annual recertification appointment of their right to request a minimum rent hardship exception. The Authority will also notify all families at the time of lease-up of their right to request a minimum rent hardship exception. The Authority will document in the family's file that the family has been notified of their right to request a minimum rent hardship exception. The Authority's notification will advise the family that hardship exception determinations are subject to the Authority's grievance procedures. The Authority will review all tenant requests for exception from the minimum rent due to financial hardships. All requests for minimum rent exceptions are

required to be in writing. Requests for minimum rent exception must state the family circumstances that qualifies the family for an exception.

The Authority will immediately grant the minimum rent exception to all families who request it. The minimum rent will be suspended until the Authority determines whether the hardship is covered by statute and temporary or long term. If the Authority determines that the minimum rent is not covered by statute, the Authority will impose a minimum rent including payment for minimum rent from the time of suspension. The Authority will use its standard verification procedures to verify circumstances that have resulted in financial hardship, such as loss of employment, death in the family, etc.

In order for families to qualify for a hardship exception, the family's circumstances must fall into one of the following criteria: (1) the family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance. (2) The family would be evicted as a result of the imposition of the minimum rent requirement. (3) The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, and other circumstances as determined by the Authority or HUD.

If the Authority determines that the hardship is temporary a minimum rent will be imposed including back payments from time of suspension, but the family will not be evicted for nonpayment of rent during the 90-day period commencing on the date of the family's request for an exemption. The Authority defines temporary as less than 90 days.

The Authority will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period in accordance with the Authority's Admission and Continued Occupancy Plan. If the family goes into default on the repayment agreement for back rent incurred during a minimum rent period the Authority will reevaluate the family's ability to pay the increased rent amount and will (1) determine whether the family has the means to meet the obligation and, if so determined, initiate eviction proceedings for nonpayment or rent or (2) determine that the repayment agreement is a financial hardship to the family and, if so, restructure the existing repayment agreement.

The Authority will reimburse the family for minimum rent changes that took effect after October 21, 1998, that qualified for one of the mandatory exceptions. If the family is owed a retroactive payment, the Authority will offset the family's future rent payments by the amount in which the Authority owes the family.

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Ceiling and flat rents to be used as a cap on the income based rent. Ceiling/Flat rent amounts are as follows:

Development	1BR	2BR	3BR	4BR
PROJECT MS 19-3 Yorkville, Lowndes Co.	250	275	320	350
PROJECT MS 19-5 Millwood, Ackerman, MS	250	275	350	375
PROJECT MS 19-10 Westwood Park, Eupora, MS	250	275	350	375
PROJECT MS 19-11 Applewood, Lowndes Co.	-	325	370	-
PROJECT MS 19-14 Conner Heights, Starkville, MS	-	350	375	-
PROJECT MS 19-17 Oakwood Hills, Grenada, MS	-	325	350	375
PROJECT MS 19-18A Stringer Manor, Lowndes Co.	-	-	370	400
PROJECT MS 19-18B Robinson Courts, Crawford, MS	-	-	350	375
PROJECT MS 19-21 Red Hills Manor, Louisville, MS	-	300	325	350
PROJECT MS 19-28 Scatter Sites, Maben, MS	-	-	375	400

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

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

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

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

e. Ceiling rents

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

☒ Yes for all developments
☐ Yes but only for some developments
☐ No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies**.**

a. What is the PHA's payment standard? (Select the category that best describes your standard) *Payment Standards are different by county. Percentages if FMR vary from county to county.*

☒ At or above 90% but below100% 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 sub market
☒ Other (list below)
Program solvency.

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 sub market
☒ 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)
Percentage of most recently published FMRs
Program solvency

(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)

The Mississippi Regional Housing Authority IV recognizes that in some instances even the minimum rent may create a financial hardship for families. The Authority will review all relevant circumstances brought to the Authority's attention regarding financial hardship as it applies to minimum rent. The following states the Authority's procedures and policies concerning minimum rent financial hardship.

The Authority will notify all participant families subject to minimum rent of their right to request a minimum rent hardship exception under the law. The Authority will notify all families at the annual recertification appointment of

their right to request a minimum rent hardship exception. The Authority will also notify all families at the time of lease-up of their right to request a minimum rent hardship exception. The Authority will document in the family's file that the family has been notified of their right to request a minimum rent hardship exception. The Authority's notification will advise the family that hardship exception determinations are subject to the Authority's grievance procedures. The Authority will review all tenant requests for exception from the minimum rent due to financial hardships. All requests for minimum rent exceptions are required to be in writing. Requests for minimum rent exception must state the family circumstances that qualifies the family for an exception.

The Authority will immediately grant the minimum rent exception to all families who request it. The minimum rent will be suspended until the Authority determines whether the hardship is covered by statute and temporary or long term. If the Authority determines that the minimum rent is not covered by statute, the Authority will impose a minimum rent including payment for minimum rent from the time of suspension. The Authority will use its standard verification procedures to verify circumstances that have resulted in financial hardship, such as loss of employment, death in the family, etc.

In order for families to qualify for a hardship exception, the family's circumstances must fall into one of the following criteria: (1) the family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance. (2) The family would be evicted as a result of the imposition of the minimum rent requirement. (3) The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, and other circumstances as determined by the Authority or HUD.

If the Authority determines that the hardship is temporary a minimum rent will be imposed including back payments from time of suspension, but the family will not be evicted for nonpayment of rent during the 90-day period commencing on the date of the family's request for an exemption. The Authority defines temporary as less than 90 days.

The Authority will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period in accordance with the Authority's Administrative Plan. If the family goes into default on the repayment agreement for back rent incurred during a minimum rent period the Authority will reevaluate the family's ability to pay the increased rent amount and will (1) determine whether the family has the means to meet the obligation and, if so determined, initiate eviction proceedings for nonpayment or rent or (2) determine that the repayment agreement is a financial hardship to the family and, if so, restructure the existing repayment agreement.

The Authority will reimburse the family for minimum rent changes that took effect after October 21, 1998, that qualified for one of the mandatory exceptions. If the family is owed a retroactive payment, the Authority will offset the family's future rent payments by the amount in which the Authority owes the family.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(Select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☒ A brief description of the management structure and organization of the PHA follows:

The Mississippi Regional Housing Authority IV operates in nine counties that encompass a geographic area of over 4,000 square miles. This broad area of operation requires special planning in establishing the management structure and the organization of the Authority. Particular attention must be paid to communications and in-area travel. The organizational structure is broadly divided into five divisions. The divisions are Finance, Section 8, Resident Services, Maintenance, and Public Housing Management. All Division Directors report to the Executive Director, with the Executive Director reporting to the Board of Commissioners. Checks and balances have been established with Internal Audit reporting directly to the Executive Director.

B. HUD Programs under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	389	100
Section 8 Vouchers	1,977	260
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

- *Public Housing Admission and Continued Occupancy Plan (ACOP)*
- *Pest Infestation and Control Policy and Plan*
- *Asset Management Policy and Plan*
- *Capital Improvement Policy and Plan*
- *Criminal Records Management Policy*
- *Hazardous Material Policy*
- *Homeownership Policy*
- *Natural Disaster Policy*
- *Operations and Management Policy and Plan*
- *Resident Advisory Board Policy*
- *Safety, Fire, and Crime Prevention Plan*
- *Maintenance Plan*
- *Infectious Disease Control Policy*
- *Cash Management and Investment Policy and Procedure*
- *Procurement Policy*
- *Public Records Policy and Procedure*
- *Fraud Policy*
- *Employee Safety Manual*
- *SOP-Verification of Registered Sex Offenders*
- *SOP-Company Vehicles*
- *SOP-Towing of Abandoned Motor Vehicles*
- *SOP-Procedures for Reporting Fires in Public Housing*
- *SOP-Security and Confidentiality of Tenant Files and Related Documents*
- *SOP-Complaint Procedure*
- *SOP-Incident Reports*
- *SOP-Disposition of Property Abandoned by Public Housing Tenant*

(1) Section 8 Management: (list below)

- *Section 8 Administrative Plan*
- *Family Self-Sufficiency Action Plan*
- *SOP-Procedures for Re-issuance of HAP Checks*

- *SOP-Procedures for Lead-based Paint Requirements for Section 8 Tenant-Based Programs*
- *Documentation when Families remain in the unit when the Household Composition Changes*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

   If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

   If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *"Attachment I" 2007 Capital Fund Program Tables.*

-Or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: *"Attachment I" Capital Fund Program Tables*).

-Or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

(DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 09/01/2000
"Memorandum of Understanding between Mississippi Department of Human Services, The Department of Housing and Urban Development, and the Mississippi Association of Housing and Redevelopment Officials".

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

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

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

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

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of

residents? (If “yes”, complete the following table; if “no” skips to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Educational/Vocational Referral Program	27	Random	PHA Main Office	Section 8
East MS Community College				
Greater Columbus Learning Center.				
Job Search and Readiness Program	41	Specific Criteria	PHA Main Office	Section 8
Homeownership Opportunity Program	32	Specific Criteria	PHA Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 02/28/07)
Public Housing	0	0
Section 8	134	76

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☒ Safety and security survey of residents

☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (List below)
MS 19-3 Yorkville
MS 19-11 Applewood
MS 19-10 Westwood
MS 19-17 Oakwood Hills

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☒ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (List below)
MS 19-3 Yorkville
MS 19-5 Millwood
MS 19-10 Westwood
MS 19-11 Applewood
MS 19-18 Stringer Manor and Robinson Courts

C. Coordination between PHA and the police

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

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

☐ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☒ Other activities (list below)
For the purpose of increasing security for residents of public housing developments, the Mississippi Regional Housing Authority IV may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in one public housing unit in each development. The specific terms and conditions of their tenancies are addressed in the Admission and Continued Occupancy Plan (ACOP), which is a supporting document to this Plan.

2. Which developments are most affected? (List below)
MS 19-3 Yorkville
MS 19-11 Applewood
MS 19-18 Stringer Manor and Robinson Courts

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] (See Attachment B)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c (h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain? ____

5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan? The Authority is preparing to engage in asset management in accordance with the latest HUD Regulation and related instructions.

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☒ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

☐ Attached at Attachment (File name)
☐ Provided below:

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

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

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

☐ Other: (list below)

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

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
Public Housing Agencies in the State of Mississippi are exempt from complying with Section 2(b) of the United States Housing Act of 1937, as amended, during federal fiscal year 2007 (H.J. Res. 20, P.L. 110-5) *Departments of Transportation, Treasury, and HUD, and Independent Agencies Appropriations Act).*

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

3. Description of Resident Election Process

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

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

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

☐ Representatives of all PHA resident and assisted family organizations

☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Mississippi).

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

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)

☐ Other: (list below)

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

D. Other Information Required by HUD

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

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"

[24 CFR 903.71]

The following constitutes a substantial deviation and/or significant amendment or modification to this Plan.

The Mississippi Regional Housing Authority IV is required to notify the Resident Advisory Council, the Board of Commissioners, and the Department of Housing and Urban Development of any "substantial deviation" or "significant amendment or modification" to the current Annual Statement or Five Year Action Plan. As work progresses, the Authority recognizes that conditions may change from time to time from the original anticipated project, that there may be changes to certain rent and admission policies and that there may be need to change programs and activities. The Authority recognizes its duty and responsibility to the residents, the Resident Council, and to the general public to notify them of a substantial deviation or significant amendment or modification in items. Accordingly, the Authority hereby defines "Substantial Deviation" and "Significant Amendment or Modification" as actions that cause:

1. Major changes to rent or admission policies or organization of the waiting lists.
2. Additions of non-emergency large capital work items (not included in the current Annual Statement or Five Year Action Plan) or changes in use of replacement reserve funds under the Capital Funds.
3. Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

A change of estimated cost, estimated funding amounts to actual funding amounts awarded by HUD, or a change of work items between projects or planned years is not considered a "substantial deviation" or significant amendment or modification". An exception to this definition will be made for any of the above that is adopted to reflect changes in HUD regulatory or statutory requirements.

Attachments

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

Attachment A

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

Pursuant to Section 512 of the Quality Housing and Work Responsibility Act of 1998, (QHWRA) the Mississippi Regional Housing Authority IV has adopted and has in place the necessary procedures on implementation and administration of the community service requirement. In accordance with the Department of Veteran Affairs and Housing and Urban Development and Independent Agencies Appropriations Act 2002, the community service requirement was suspended during federal fiscal 2002. The 2003 HUD/VA Appropriations Act reinstated the community service requirement.

A revised dwelling lease was adopted incorporating the community service requirement and other necessary changes brought about by the QHWRA on January 18, 2001, for use at the appropriate regular reexamination cycle. However, the housing authority provided written notice to all affected residents that implementation of this requirement would not begin until further notice. After the 2003 HUD/VA Appropriations Act reinstated the community service requirement a written notification went out July 31, 2003, advising all residents about the reinstatement of the community service requirement as outlined in 24 CFR § 960.605. This notification alerted residents of the reinstatement of the requirement, whether or not they were exempt, and what they need to do in order to comply. The requirement went into effect on October 31, 2003.

The full policy on administration of the community service requirement is incorporated in the *Admission and Continued Occupancy Plan (ACOP)*, which is included as a supporting document to the PHA Plan. However, the following offers a brief description of the programmatic aspects of the requirement:

SERVICE REQUIREMENT. Except for exempt individuals as described below, each adult resident of public housing must contribute eight hours per month of community service or participate in an economic self-sufficiency program or a combination of each.

EXEMPT INDIVIDUALS. An exemption will be provided for one of the following reasons:

- Sixty-two years of age or older.
- Blind or disabled as defined by the Social Security Act.
- Engaged in work activities as defined by the Social Security Act.
- Meets the exemption requirements of the Mississippi State Plan for Temporary Assistance for Needy Families.

EXAMPLES OF TYPES OF ACTIVITIES RESIDENTS SUBJECT TO COMMUNITY SERVICE REQUIREMENTS MAY PARTICIPATE.

- Job-Search and Job-Readiness Assistance.
- Employment (unsubsidized, subsidized private sector, subsidized public sector).

- Educational or vocational training programs directly relating to employment.
- Post secondary education.
- Improving the physical environment of the resident's development.
- Volunteer work in a local school, hospital, childcare center, scouting program, Boy's and Girl's Club, school bus crossing guard at a public housing development, participate in Neighborhood Watch Programs.
- Working with other youth organizations.
- Raising young (preschool) children at home while spouse is working.
- Participation in programs that develop and strengthen resident self-responsibility such as drug and alcohol abuse counseling and treatment, household budgeting, credit counseling, English proficiency, or other related activities.

ADMINISTRATION. The Housing Authority may administer activities directly or make activities available through a contractor, or through partnership with organizations including resident organizations, volunteers, or community agencies, or institutions.

NONCOMPLIANCE. If an identified family member has not complied with the Requirement, a Notice of Noncompliance will be issued. The housing authority will not renew the lease unless the resident enters into a written agreement to cure noncompliance by completing the additional hours of service needed to make up the number of hours required over the ensuing twelve-month term of the new lease and all other family subject members are currently complying.

PET POLICY

Pursuant to 24 CFR Part 960, Subpart G, the Mississippi Regional Housing Authority IV has adopted policies regarding pet ownership in public housing. The full policy on pet ownership in public housing is incorporated in the *Admission and Continued Occupancy Plan (ACOP)*, which is included as a supporting document to the PHA Plan. However, the following offers basic information about the Pet Policy, including a list of requirements on pet ownership:

A resident in public housing may own one or more common household pets or have one or more common household pets present in the dwelling unit. Pets shall be maintained in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations. Nothing in the *Pet Policy* or the Dwelling Lease limits or impairs the right of persons with disabilities to own animals that are used to assist them and such animals that visit our developments.

All pets must be approved in advance by management and the pet owner must enter a Pet Agreement with the housing authority. Pets must be registered with the housing authority before they are brought onto the premises. The following types of pets are allowed:

- DOGS—Maximum number 1, maximum adult weight 25 pounds, must be housebroken, spayed or neutered, must have all required inoculations and licenses.
- CATS—Maximum number 2, must be spayed or neutered, have all required inoculations, trained to use a litter box or other waste receptacle.
- BIRDS—Maximum number 2, must be caged at all times.
- FISH—Maximum aquarium size 10 gallons, must be maintained on approved stand.
- RODENTS—(Rabbit, guinea pig, hamster, or gerbil ONLY), maximum number two, must be enclosed in an acceptable cage at all times.
- TURTLES—Maximum number 2

Pets not owned by a resident will not be allowed on the premises. Residents are prohibited from feeding or harboring stray animals. Resident pet owners of dogs or cats are required by pay a refundable pet deposit of $250 for defraying the added cost attributable to the presence of a cat or dog. Pet deposits and pet waste removal charges are not considered part of rent.

Attachment C

ADMISSIONS POLICY FOR DECONCENTRATION

The Mississippi Regional Housing Authority IV's (hereinafter "PHA") admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will gather data and analyze, at least *annually*, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's deconcentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the PHA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA.

Because of the unique geographical area of the PHA (nine counties with only one development in each town – except for Columbus, Mississippi) the PHA can only target the following developments for deconcentration and income-mixing to achieve the goals stated above:

Project 19-3	*Yorkville*
Project 19-11	*Applewood*
Project 19-18A	*Stringer Manor*

Project Designation Methodology

The PHA will determine and compare the tenant incomes at the developments listed above and the incomes of census tracts in which the developments are located.

Upon analyzing its findings, the PHA will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.

The PHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes. Families having lower incomes include very low- and extremely low-income families.

Attachment C

Skipping of families for deconcentration purposes will be applied uniformly to all families.

When selecting applicant families for a designated project, the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals.

The PHA will not select families for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list, under no circumstances will a unit remain vacant longer than necessary.

Income Limit Method

The PHA will review the income limits of all families in *the designated sites stated in this* Policy and will compare income of families to the jurisdiction's income limits.

The PHA will designate as higher income developments those occupied by *40% of the* families at or above the low-income limit (80% of area median income).

The PHA will designate as lower income developments those predominantly *(80%)* occupied by extremely low-income families (30% of area median income).

PHA Incentives for Higher Income Families

The PHA will offer certain incentives to higher income families willing to move into lower income projects. The PHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA will offer the following incentives for higher income families moving into lower income projects:

* PHA will pay for the installation of cable television.

* PHA will pay for the installation of telephone service.

* PHA will pay for utilities hookup.

* PHA will allow occupancy standards of one child per bedroom.

Attachment C

Deconcentration and Income Mixing

The following questions replace 3(A) (6) of the PHA Plan template concerning Deconcentration and Income Mixing:

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name:	**Number of Units**	**Explanation (is any) [see step 4 at 903.2 I (1)(iv)]**	**Deconcentration policy (if no explanation) [see step 5 at 903.2 I(1)(v)]**

Attachment D

Conversion of Public Housing to Tenant-Based Assistance

The following questions replace 10(B) of the PHA Plan template concerning Voluntary Conversion Initial Assessments:

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? *Nine*

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? *None*

c. How many Assessments were conducted for the PHA's covered developments? *One*

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None of the PHA's developments were identified as being appropriate for conversion because removal of the development would not meet the necessary conditions for voluntary conversion as described in 24 CFR 972.*

Development Name	Number of Units

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

Attachment E

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following is a brief statement of our progress in meeting the mission and goals outlined in the current 5-Year Plan. Activities to be initiated/completed and the status thereof in fiscal years July 1, 2004, to June 30, 2009, are as follows:

1. Maintaining SEMAP high performer status with scores over 90% for 2004 and 2005.

2. Public Housing Customer Satisfaction score has remained above 80% since 2005.
3. Continuing modernization efforts through Capital Fund Program every year.

4. Housing Choice Voucher Homeownership Program has been implemented.

5. Public Housing security improvements by continuing to provide above baseline law enforcement security programs.

Attachment F

Resident Survey Follow-up Plan

One area received a score below 75%. This area was Housing Development Appearance. Based on the results we have developed this Resident Survey Follow-up Plan that addresses specific areas and concerns in hopes that problems are improved and customer satisfaction in this specific area improves.

Neighborhood Appearance. We strive to maintain each development in a neat and orderly fashion that compliments the community and to respond in timely and professional manner to appearance problems. We will strive to develop a method to communicate with residents through regular resident group meetings, through Resident Councils, and through the RAB regarding their concerns and perceptions on this issue. The surveys indicated noise as a problem on several developments. The Authority will be closely working with Resident Councils and parents to keep noise levels to a minimum. Litter control contracts will be reviewed and additional personnel assigned as needed to insure that grounds are free from litter and broken glass. If identified situations as problems improve, then resident satisfaction should improve.

Attachment G

Mississippi Regional Housing Authority IV
RESIDENT ADVISORY BOARD
Rev February 2006

HOUSING PROGRAM	JURISDICTIONAL AREA

NAME	CITY	REPRESENTING	REPRESENTING
ONITA BROWN	Columbus, MS	Public Housing (Yorkville, Applewood,) Stringer Manor and C'ford)	Lowndes County (SAY Resident Council)
SONIA GUNN	Eupora, MS	HCV	Webster County
BETTY HANNAH	Louisville, MS	Public Housing (Red Hill RC)	Winston County
DIEDRE JACKSON	Columbus, MS	Public Housing	Lowndes County
BETTY SEALS	West Point, MS	HCV	Clay County
YVONNE BARRY	Columbus, MS.	HCV	Lowndes County
JILL MANN	Columbus, MS	Public Housing	Lowndes County
BOBBIE ATKINS	Starkville, MS	HCV	Oktibbeha County

The Mississippi Regional Housing Authority IV Resident Advisory Board is jurisdiction-wide. The president of each Public Housing Resident Council was appointed to serve on the Resident Advisory Board. The Authority administers significant tenant-based assistance programs that are more than 20% of the total assisted households. Nearly half of the Resident Advisory Board members are from the tenant-based assistance programs. The Authority considers this reasonable representation of families receiving tenant-based assistance. The Mississippi Regional Housing Authority IV Resident Advisory Board consists of individuals who adequately reflect and represent the residents assisted by the Authority.

Attachment H

Section 8 Homeownership Program Capacity Statement

In the administration of the Section 8 Homeownership Program, the Mississippi Regional Housing Authority IV will employ the following provisions:

1. A minimum homeowner down payment requirement of at least 3 percent of the purchase price will be required for participation in the Section 8 Homeownership Program. At least one percent of the purchase price will come from the family's personal resources.

2. Financing for purchases of a home under the Mississippi Regional Housing Authority IV Section 8 Homeownership Program will:

    a. Be provided, insured, or guaranteed by the State or Federal Government; and

    b. Comply with secondary mortgage market underwriting requirements; or

    c. Comply with generally accepted private sector underwriting standards.

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS26P01950107 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2007

☒**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:**
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	115,588			
3	1408 Management Improvements	25,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,150			
8	1440 Site Acquisition				
9	1450 Site Improvement	170,000			
10	1460 Dwelling Structures	91,700			
11	1465.1 Dwelling Equipment—Nonexpendable	9,500			
12	1470 Nondwelling Structures	56,004			
13	1475 Nondwelling Equipment	35,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950107 Replacement Housing Factor Grant No:	2007

☒**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:**
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
21	Amount of Annual Grant: (sum of lines 2 – 20)	577,942			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	8,000			
24	Amount of line 21 Related to Security – Soft Costs	30,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Original Annual Statement

PHA Name:
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV

Grant Type and Number
Capital Fund Program Grant No: MS26P01950107
Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		115,588				
HA-wide	Upgrade computer software asset mgmt.	1408		25,000				
HA-wide	Security	1430	4 sites	30,000				
HA-wide	A&E Fees	1430	project	24,150				
HA-wide	504 Needs Assessment	1430	10 sites	8,000				
HA-wide	Asbestos testing	1430	10 sites	13,000				
HA-wide	Replace project signage	1450	10	15,000				
MS 19-3	Additional parking	1450	1 area	10,000				
MS 19-3	Replace galvanized water lines	1450	final ½	105,000				
MS 19-3	Sidewalk replacement	1450	1 area	15,000				
MS 19-10	Additional parking - office	1450	1 area	25,000				
HA-wide	Apartment identifier devices	1460	360	7,200				
HA-wide	Re-switch closet lights	1460	70 units	21,000				
MS 19-3	Replace backsplash	1460	100	5,000				
MS 19-5	Replace facia board	1460	17 buildings	25,500				
MS 19-10	Replace facia board	1460	16 buildings	24,000				
MS 19-11	Replace exterior door locks	1460	60	9,000				
HA-wide	Replacement ranges & refrigerators	1465	15 each	9,500				
MS 19-3	Office renovation for AMP site	1470	1 building	56,004				
HA-wide	Replacement vehicles	1475	2	35,000				
	TOTALS			*577,942*				

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

Original Annual Statement

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS26P01950107 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2007

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	

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

Original Annual Statement

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

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	
All activities	24 months			48 months			
	from ACC			from ACC			
	execution.			execution.			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name: MS REGIONAL HOUSING AUTHORITY IV				☒**Original 5-Year Plan** ☐**Revision No: 1**	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 6/30/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 6/30/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 6/30/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 6/30/2011
MS 19-3	Annual Statement	203,000	10,000	175,000	164,854
MS 19-5		51,000	85,000	30,000	40,000
MS 19-10		47,024	76,000		40,000
MS 19-11			82,000	43,500	
MS 19-14			132,054	65,000	
MS 19-17				7,000	85,000
MS 19-18A				40,000	
MS 19-18B				24,554	47,200
MS 19-21					
MS 19-28					8,000
HA-wide		276,918	192,888	192,888	192,888
CFP Funds Listed for 5-year planning		*577,942*	*577,942*	*577,942*	*577,942*
Replacement Housing Factor Funds					

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

Activities for Year 1 2007	Activities for Year : 2 FY Grant: 2008 PHA FY: 6/30/2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 6/30/2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	HA-wide	Operations	115,588	HA-wide	Operations	115,588
Annual	HA-wide	Security	30,000	HA-wide	Security	30,000
Statement	HA-wide	Replace computer software	25,000	HA-wide	Replacement ranges	4,700
	HA-wide	Exterior door lock	57,000	HA-wide	Replace refrigerators	7,600
	HA-wide	Replacement ranges	4,290	HA-wide	Replacement vehicles	35,000
	HA-wide	Replace Refrigerators	7,040	MS 19-3	Washing machine drains	10,000
	HA-wide	Replacement vehicles	35,000	MS 19-5	Replace screen doors	11,500
	HA-wide	Remove attic fans	3,000	MS 19-5	Replace interior doors	66,000
	MS 19-3	Replace interior door units	105,000	MS 19-5	Foundation repair	15,000
	MS 19-3	Sidewalk repair/replace	75,000	MS 19-10	Replace screen doors	11,500
	MS 19-3	Correct drainage	10,000	MS 19-10	Replace cabinets	110,000
	MS 19-3	Replace cabinets	3,000	MS 19-10	Replace interior doors	42,000
	MS 19-5	Roof replacement	51,000	MS 19-10	Prewire telephone/TV	15,000
	MS 19-10	Roof replacement	47,024	MS 19-11	Replace windows	82,000
	Maintenance area	Parking	10,000	MS 19-14	Correct drainage	5,000
				MS 19-14	Prewire telephone/TV	17,054
Total CFP Estimated Cost			*577,942*			*577,942*

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

Activities for Year : 4 FFY Grant: 2010 PHA FY: 6/30/2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 6/30/2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA-wide	Operations	115,588	HA-wide	Operations	115,588
HA-wide	Security	30,000	HA-wide	Security	30,000
HA-wide	Replacement ranges	4,700	HA-wide	Replacement ranges	4,700
HA-wide	Replace refrigerators	7,600	HA-wide	Replace refrigerators	7,600
HA-wide	Replacement vehicles	35,000	HA-wide	Replacement vehicles	35,000
MS 19-3	Overlay streets	100,000	MS 19-3	Overlay streets	104,854
MS 19-3	Rework front facades	75,000	MS 19-3	Replace interior doors	60,000
MS 19-5	Replace floor tile	30,000	MS 19-5	Rework front facade	40,000
MS 19-11	Replace interior doors	43,500	MS 19-10	Rework front facade	40,000
MS 19-14	Replace interior doors	65,000	MS 19-17	Site office	85,000
MS 19-17	Additional parking	5,000	MS 19-18B	Correct drainage	5,000
MS 19-17	Replace exterior lights	2,000	MS 19-18B	Remove basketball court	6,500
MS 19-18A	Replace interior doors	40,000	MS 19-18B	Replace interior doors	26,000
MS 19-18B	Additional parking	10,000	MS 19-18B	Replace storage doors	9,700
MS 19-18B	Correct drainage	14,554	MS 19-28	Replace porch post	8,000
	Total CFP Estimated Cost	*577,942*			*577,942*

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

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS26P01950103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	56,004	103,122	103,122.00	103,122.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,447	50,250	50,249.98	50,249.98
8	1440 Site Acquisition				
9	1450 Site Improvement	24,600	8,900	8,900.00	8,900.00
10	1460 Dwelling Structures	247,294	262,947	262,947.60	262,947.60
11	1465.1 Dwelling Equipment—Nonexpendable	68,822	39,026	39,025.51	39,025.51
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	53,445	51,367	51,366.91	51,366.91
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)	*515,612*	*515,612*	*515,612.00*	*515,612.00*
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950103 Replacement Housing Factor Grant No:	2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
24	Amount of line 21 Related to Security – Soft Costs	28,884	26,158	26,158.00	26,158.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	143,500	167,353	167,353.18	167,353.18

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

P&E Report 12/31/2006

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV		**Grant Type and Number** Capital Fund Program Grant No: MS26P01950103 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 (12/31/06)		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		56,004	103,122	103,122.00	103,122.00	Complete
HA-wide	A&E Fees	1430	Project	23,565	24,092	24,091.98	24,091.98	Complete
HA-wide	Asbestos testing	1430	10 sites	12,998	0	0	0	Rescheduled
MS 19-3	Security	1430	1 site	16,175	14,355	14,355.00	14,355.00	Complete
MS 19-11	Security	1430	1 site	4,910	4,466	4,466.00	4,466.00	Complete
MS 19-18	Security	1430	2 sites	7,799	7,337	7,337.00	7,337.00	Complete
MS 19-3	Additional parking	1450	3 areas	8,200	8,900	8,900.00	8,900.00	Complete
MS 19-21	Sitework-drainage	1450	1 area	8,200	0	0	0	Rescheduled
MS 19-28	Sitework-drainage	1450	2 areas	8,200	0	0	0	Rescheduled
MS 19-3	Replace Venthoods/backsplash	1460	100	8,200	0	0	0	Rescheduled
MS 19-14	Replace HVAC and water heaters	1460	50	143,500	167,353	167,353.18	167,353.18	Complete
MS 19-17	Replace roofing	1460	10 buildings	59,089	59,089	59,089.41	59,089.41	Complete
MS 19-21	Replace roofing	1460	8 buildings	36,505	36,505	36,505.01	36,505.01	Complete
MS 19-3	Replace dwelling equipment	1465 01		59,860	30,064	30,063.51	30,063.51	Complete
HA-wide	Replacement dwelling equipment	1465 01	32 each	8,962	8,962	8,962.00	8,962.00	Complete
HA-wide	Replacement vehicles	1475	(see 2003-2) 1	37,045	34,510	34,510.38	34,510.38	Complete
HA-wide	Tractor	1475	(see 2003-2) 1	16,400	16,857	16,856.53	16,856.53	Complete
	Totals			*515,612*	*515,612*	*515,612.00*	*515,612.00*	

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

P&E Report 12/31/2006

PHA Name: MS REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950103 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All activities	9/16/2005			9/16/2007			

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL H0USING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950203 Replacement Housing Factor Grant No:	2003

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	8,237	20,522	20,522.00	20,522.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,777	9,319	9,319.24	9,319.24
8	1440 Site Acquisition				
9	1450 Site Improvement	5,150	3,350	3,350.00	3,350.00
10	1460 Dwelling Structures	52,880	54,115	54,114,31	54,114.31
11	1465.1 Dwelling Equipment—Nonexpendable	15,111	5,124	5,124.47	5,124.47
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,605	10,330	10,329.98	10,329.98
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)	*102,760*	*102,760*	*102,760.00*	*102,760.00*
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	6,775	5,742	5,742.00	5,742.00

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL H0USING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950203 Replacement Housing Factor Grant No:	2003

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	31,500	34,535	34,534.73	34,534.73

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

P&E Report 12/31/2006

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS29P01950203 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 (12/31/06)		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		8,237	20,522	20,522.00	20,522.00	Complete
HA-Wide	A&E Fees	1430	Project	4,002	3,577	3,577.24	3,577.24	Complete
HA-Wide	Asbestos testing	1430	10 sites	1,000	0	0	0	Rescheduled
MS 19-3	Security	1430	1 site	3,763	3,190	3,190.00	3,190.00	Complete
MS 19-11	Security	1430	1 site	1,130	957	957.00	957.00	Complete
MS 19-18	Security	1430	2 sites	1,882	1,595	1,595.00	1,595.00	Complete
MS 19-3	Additional parking	1450	5 areas	1,800	1,800	1,800.00	1,800.00	Complete
MS 19-21	Sitework-drainage	1450	1 area	1,550	1,550	1,550.00	1,550.00	Complete
MS 19-28	Sitework-drainage	1450	2 areas	1,800	0	0	0	Rescheduled
MS 19-3	Replace vent hoods & backsplash	1460	18	1,800	0	0	0	Rescheduled
MS 19-14	Replace HVAC and water heaters	1460	9	31,500	34,535	34,534.73	34,534.73	Complete
MS 19-17	Replace roofing	1460	2 buildings	12,103	12,103	12,102.65	12,102.65	Complete
MS 19-21	Replace roofing	1460	1 building	7,477	7,477	7,476.93	7,476.93	Complete
MS 19-3	Replace dwelling equipment	1465 01	18 each	13,140	4,789	4,789.00	4,789.00	Complete
HA-Wide	Replacement dwelling equipment	1465 01	1	1,971	335	335.47	335.47	Complete
HA-Wide	Replace vehicles	1475	1	6,005	6,730	6,729.98	6,729.98	Complete
HA-Wide	Backhoe	1475	1	3,600	3,600	3,600.00	3,600.00	Complete
	TOTALS			*102,760*	*102,760*	*102,760.00*	*102,760.00*	

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

P&E Report 12/31/05

PHA Name: MS REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All activities	2/12/06			2/12/08			

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

PHA Name: MISSISSIPPI REGIONAL H0USING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS26P01950104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2004

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	119,427	119,427	119,427.00	119,427.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,800	71,464	71,463.84	70,848.32
8	1440 Site Acquisition				
9	1450 Site Improvement	50,408	35,330	35,330.00	4,830.00
10	1460 Dwelling Structures	145,277	145,277	145,276.85	122,385.01
11	1465.1 Dwelling Equipment—Nonexpendable	36,606	36,606	36,605.82	29,265.82
12	1470 Nondwelling Structures	125,000	144,414	144,414.49	118,791.29
13	1475 Nondwelling Equipment	44,617	44,617	44,617.00	44,617.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	*597,135*	*597,135*	*597,135.00*	*510,164.44*
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	35,000	35,000	35,000.00	35,000.00

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL H0USING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950104 Replacement Housing Factor Grant No:	2004

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/2006)	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	98,688	98,688	98,688.00	98,688.00

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

P&E Report 12/31/06

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV		**Grant Type and Number** Capital Fund Program Grant No: MS29P01950104 Replacement Housing Factor Grant No:				**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 (12/31/2006)		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		119,427	119,427	119,427.00	119,427.00	Complete
HA-wide	Security	1430	4 sites	35,000	35,000	35,000.00	35,000.00	Complete
HA-wide	Section 504 Needs Survey	1430	10 sites	4,000	0	0	0	Rescheduled
MS 19-28	Termite treatment	1430	35	10,000	9,570	9,570.00	9,570.00	Complete
HA-wide	A/E Fees	1430	Project	26,800	26,894	26,893.84	26,278.32	In progress
MS 19-10	Rework parking	1450	1 area	15,600	24,000	24,000.00	0	In progress
MS 19-10	Add concrete steps	1450	1 area	1,978	1,500	1,500.00	0	In progress
MS 19-14	Add parking stops	1450	100	0	0	0	0	Rescheduled
MS 19-17	Sitework – improve drainage	1450	1 area	4,830	4,830	4,830.00	4,830.00	Complete
MS 19-5	Replace mail station	1450	1	7,000	0	0	0	Rescheduled
MS 19-5	Add retaining wall	1450	1	16,000	0	0	0	Rescheduled
MS 19-5	Add sidewalks	1450	5 areas	5,000	5,000	5,000.00	0	
HA-wide	Stock floor tile	1460	500 boxes	9,589	9,589	9,588.85	9,588.85	Complete
MS 19-10	Replace medicine cabinets	1460	32	4,500	4,500	4,500.00	959.68	In progress
MS 19-10	Replace storage room door units/hrdwre.	1460	20	7,500	7,500	7,500.00	6,094.40	In progress
MS 19-11	Pre-wire for telephone/TV cable	1460	30	5,000	5,000	5,000.00	0	In progress
MS 19-14	Replace windows	1460	382	98,688	98,688	98,688.00	98,688.00	Complete
MS 19-18A	Pre-wire for telephone/TV cable	1460	30	5,000	5,000	5,000.00	0	
MS 19-18B	Pre-wire for telephone/TV cable	1460	20	3,000	3,000	3,000.00	0	
MS 19-5	Replace medicine cabinets	1460	32	4,500	4,500	4,500.00	959.68	In progress

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

P/E Report 12/31/2005

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS29P01950104 Replacement Housing Factor Grant No:	**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 12/31/2006		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 19-5	Replace storage door units/hardware	1460	20	7,500	7,500	7,500.00	6,094.40	In progress
HA-wide	Replacement ranges	1465 01	20	5,912	5,912	5,912.02	5,912.02	Complete
HA-wide	Replacement refrigerators	1465 01	20	7,340	7,340	7,340.00	0	In progress
MS 19-10	Replace refrigerators	1465 01	32	11,677	11,677	11,676.90	11,676.90	Complete
MS 19-5	Replace refrigerators	1465 01	32	11,677	11,677	11,676.90	11,676.90	Complete
MS 19-10	Addition to MM Building	1470	1	125,000	144,414	144,414.49	118,791.29	In progress
MS 19-14	Site office	1470	1	0	0	0	0	Rescheduled
HA-wide	Copiers	1475 01	4	8,991	8,991	8,991.00	8,991.00	Complete
HA-wide	Replace vehicles	1475 07	3	35,626	35,626	35,626.00	35,626.00	Complete
	TOTALS			*597,135*	*597,135*	*597,135.00*	*510,164.44*	

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

P&E Report 12/31/05

PHA Name: MS REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

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	
All activities	9/13/06			9/13/08			

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

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program Grant No: MS26P01950105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/06)	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	93,089	93,089	93,089.00	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	54,700	56,000	56,000.00	24,813.30
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	2,500	0	0
10	1460 Dwelling Structures	308,750	306,600	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	9,300	9,300	0	0
12	1470 Nondwelling Structures	85,000	85,000	0	0
13	1475 Nondwelling Equipment	50,000	53,350	21,350.00	21,350.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	605,839	*605,839*	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	30,000	30,000	30,000.00	15,000.00

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950105 Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (12/31/06)	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	216,250	216,100	0	0

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

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV		**Grant Type and Number** Capital Fund Program Grant No: MS26P01950105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (12/31/2006)		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		84,385	93,089	0	0	
HA-wide	Security	1430	4 sites	30,000	30,000	30,000.00	15,000.00	In progress
HA-wide	A&E Fees	1430		24,700	26,000	26,000.00	9,813.30	In progress
MS 19-17	Sitework drainage	1450	1 area	5,000	2,500	0	0	
MS 19-3	Replace/rework exterior stairs	1460	4	20,000	20,000	0	0	Design
MS 19-3	Prewire telephone/TV cable	1460	100	22,500	22,500	0	0	Design
MS 19-10	Replace screen doors	1460	55	22,000	20,000	0	0	
MS 19-11	Repair exterior stairs	1460	7	21,000	21,000	0	0	Design
MS 19-18A	Replace HVAC add air conditioning	1460	30	120,000	120,000	0	0	Design
MS 19-18A	Replace water heaters	1460	30	9,750	9,600	0	0	
MS 19-18B	Replace HVAC add air conditioning	1460	20	80,000	80,000	0	0	Design
MS 19-18B	Replace water heaters	1460	20	6,500	6,500	0	0	
MS 19-21	Add fire suppression system	1460	20	7,000	7,000	0	0	Design
HA-wide	General replacement refrigerators	1465 01	15	5,800	5,800	0	0	
HA-wide	General replacement ranges	1465 01	15	3,500	3,500	0	0	
MS 19-14	Site office	1470	1	85,000	85,000	0	0	Design
HA-wide	Replacement vehicles	1475	2	35,000	32,000	0	0	
HA-wide	Replacement copiers	1475	2	15,000	21,350	21,350.00	21,350.00	Complete
	TOTALS			*597,135*	*605,839*	*77,350.00*	*46,163.30*	

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

P/E Report 12/31/2005

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950105 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	
All activities	8/17/07			8/17/09			

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950106 Replacement Housing Factor Grant No:	2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:**
☒ **Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	121,167	115,500	115,500.00	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	62,400	59,280	121.64	0
8	1440 Site Acquisition				
9	1450 Site Improvement	135,472	130,702	0	0
10	1460 Dwelling Structures	214,500	203,775	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	10,300	9,785	0	0
12	1470 Nondwelling Structures	7,500	7,125	0	0
13	1475 Nondwelling Equipment	54,500	51,775	0	0
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)	605,839	577,942	115.621.64	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	30,000	28,500	0	0

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	Capital Fund Program Grant No: MS26P01950106 Replacement Housing Factor Grant No:	2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:**
☒ **Performance and Evaluation Report for Period Ending:** 12/31/2006 ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	160,000	152,000	0	0

Annual Statement/Performance and Evaluation Report
P&E Report 12/31/06

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV		**Grant Type and Number** Capital Fund Program Grant No: MS26P01950106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (12/31/2006)		Status of Work
				Original	Revised (Rev. 1)	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		121,167	115,500	115,500.00	0	
HA-wide	Replace telephone system	1408	3 offices	0	51,000	0	0	
HA-wide	Security	1430	4 sites	30,000	28,500	0	0	
HA-wide	A&E Fees	1430	project	18,400	17,480	121,64	0	In progress
HA-wide	Asbestos Testing	1430	10 sites	14,000	0	0	0	Rescheduled
MS 19-3	Replace bridge	1450	1	15,000	14,250	0	0	
MS 19-11	Replace playground equipment	1450	1 playground	5,000	4,750	0	0	
MS 19-3	Replace galvanized water lines	1450	½ of complex	100,472	87,452	0	0	
MS 19-10	Additional parking	1450	1 area	5,000	4,750	0	0	
MS 19-11	Add curbing	1450	complex	10,000	9,500	0	0	
MS 19-5	Replace ceramic tile in bath	1460	3 units	1,500	1,425	0	0	
MS 19-10	Replace ceramic tile in bath	1460	3 units	1,500	1,425	0	0	
MS 19-3	Replace washing machine drains	1460	100	10,000	9,500	0	0	
MS 19-3	Replace cabinets, doors, flooring	1460	4 units	40,000	18,000	0	0	
MS 19-17	Replace HVAC and water heaters	1460	40	160,000	144,300	0	0	
MS 19-21	Add wall switch to closet lights	1460	12	1,500	1,425	0	0	
HA-wide	Replace ranges	1465 01	15	3,900	3,705	0	0	
HA-wide	Replace refrigerators	1465 01	15	6,400	6,080	0	0	
HA-wide	Renovate pole barn	1470	1	2,500	2,375	0	0	
HA-wide	Maintenance area parking	1470	1	5,000	4,750	0	0	
HA-wide	Welder	1475	1	3,500	3,325	0	0	
HA-wide	20’ gooseneck trailer	1475	1	10,000	9,500	0	0	

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

P&E Report 12/31/06

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV		**Grant Type and Number** Capital Fund Program Grant No: MS26P01950106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (12/31/2006)		Status of Work
				Original	Revised (Rev. 1)	Funds Obligated	Funds Expended	
HA-wide	Sewer machine	1475	1	5,000	4,750	0	0	
HA-wide	Replacement vehicles	1475	2	36,000	34,200	0	0	
	Totals			*605,839*	*577,942*	*115,621.64*	*0*	

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

P&E Report 12/31/2006

PHA Name: MISSISSIPPI REGIONAL HOUSING AUTHORITY IV	**Grant Type and Number** Capital Fund Program No: MS26P01950106 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

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	
All activities	7/17/08			7/17/10	7/17/10		