

PHA Plans
Streamlined 5-Year/Annual
Version

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

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

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

**Streamlined 5-Year Plan for Fiscal Years
2005 - 2009**
**Streamlined Annual Plan for Fiscal Year
2008**

**MS REGIONAL HOUSING AUTHORITY NO. V
NEWTON, MISSISSIPPI**

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name:MS Regional Housing Authority No. V **PHA Number:**
 MS030

PHA Fiscal Year Beginning: 07-2008

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
 Number of public housing units: 587 Number of S8 units: Number of public housing units:
 Number of S8 units: 1,398

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: By 2% per plan year
 - Leverage private or other public funds to create additional housing opportunities: Work with city and county government to produce affordable housing
 - Acquire or build units or developments Issue tax exempt bonds and/or apply for tax credits.
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score 94.0) and (MASS score 30.0) Increase PHAS score by 1% per plan year
 - Improve voucher management: (SEMAP score 99.0) Sustain current program administration or improve score 1% per plan year
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units: Continue plans to raise standards of public housing units to market level units in each development
 - Demolish or dispose of obsolete public housing: Demolish obsolete units and dispose of unmarketable units through homeownership
 - Provide replacement public housing: Use when market indicates shortage of hard units and other affordable is not feasible.
 - Provide replacement vouchers: Use vouchers as replacement for demolished or disposed public housing units in areas with adequate supply of hard units
 - Other: (list below) Produce mixed income housing to meet the needs of elderly population that is low and moderate income.
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: as part of briefing
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards, when necessary
 - Implement voucher homeownership program: if feasible
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: Maintain programs
-
- Designate developments or buildings for particular resident groups (elderly, near elderly persons with disabilities)
 - Other: (list below)
- NOTE: Current statistical data required by Deconcentration Policy shows that all developments are deconcentrated.

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: Coordinate area training programs
- Provide or attract supportive services to improve assistance recipients' employability: Refere residents to delivery of workfare programs
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

PHA Goal: Provide necessary professional development for PHA staff.

Objectives:

- Participate in HUD offered training opportunities.
- Participate in trade organization and consultant training.
- Encourage and reimburse continuing education for job related courses.
- Encourage and reimburse technical training for maintenance staff.

Streamlined Annual PHA Plan PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2008 Capital Fund Program **Attachment "B"** and Capital Fund Program Replacement Housing Factor and Annual Statement/Performance and Evaluation Report **Attachment "D"**
- 13. Capital Fund Program 5-Year Action Plan **Attachment "C"**
- 14. Other (List below, providing name for each item)
 - Deconcentration Policy **Attachment "A"**
 - List of Resident Advisory Board Members **Attachment "E"**
 - Certification "Initial Assessment" Voluntary Conversion of Development from Public Housing Stock **Attachment "F"**
 - Section 8 Capacity Statement **Attachment "G"**
 - PHA Progress Statement on Mission & Goals **Attachment "H"**
 - Violence Against Women Act (VAWA) Policy **Attachment "I"**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

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

Mississippi Regional Housing Authority V covers 11 rural east central Mississippi counties and therefore serves as the housing authority for many small cities and towns. The Authority provides public housing, section 8 rental assistance, family self-sufficiency, congregate housing supportive services, economic development supportive services, capital fund modernization and housing development.

The authority has developed this plan in conjunction with the resident advisory board, residents, local government officials, the general public and the board of commissioners. The plan has been publicly advertised and available for review for the required 45 days prior to the public hearing. The hearing was conducted at which time the PHA received public comments, reviewed the plan. The Board approved the plan for submission to the department of housing and urban development. This authority is a PHAS high performer and therefore this is a streamlined submission.

The authority adopted the same mission statement as HUD and most of the goals and objectives. In addition the PHA expanded on those goals and objectives and quantified them in the strategies section. The plan provides statements on low and very low income housing needs including elderly and disabled, financial resources available and planned uses, policies that govern eligibility, selection, and admissions including preferences and deconcentration, maintaining waiting lists, rent determination, capital needs, demolition and disposition plans, safety and crime prevention measures. There also are statements concerning civil rights, American Disabilities Act, Section 504, fair housing, and the most recent fiscal audit. All resident comments during the development of the plan are recorded and on file at the authority available for review. There were no resident or public comment that was inconsistent with the plan.

The PHA will moved to new management and maintenance facilities to better serve residents, participants and community. The Authority has budgeted funds in the low rent housing budget and section 8 budget for this purpose. The authority agreed and the board of commissioners approved adding a homeownership program by conducting a study and, if feasible, implementing a voucher homeownership program.

The authority has implemented community service requirements and has notified the

residents.

All areas covered by the authority are subject to consistency with the state of Mississippi consolidated plan. There are no entitlement cities within our region. Based on this PHA plan the authority will play a vital role in the state priority housing strategies by providing continued rental assistance, applying for additional rental assistance including special needs populations, and in the area of developing new affordable housing including housing for the elderly. The authority has reviewed the state consolidated plan for consistency and determined that it is consistent. The state plan is putting more money in homeownership. The approved plan is being submitted to the state agency responsible for the required certification and that certification will be included with the plan submission.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	77		199
Extremely low income <=30% AMI	39	51%	
Very low income (>30% but <=50% AMI)	35	45%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	52	68%	
Elderly families	16	21%	
Families with Disabilities	9	12%	
Race/ethnicity (W)	29	38%	
Race/ethnicity (B)	48	62%	
Race/ethnicity (O)	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	27	35%	
2 BR	33	43%	
3 BR	16	21%	

Housing Needs of Families on the PHA's Waiting Lists			
4 BR	1	1%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2006		
Extremely low income <=30% AMI	1200	60%	
Very low income (>30% but <=50% AMI)	659	33%	
Low income (>50% but <80% AMI)	147	7%	
Families with children	1664	83%	
Elderly families	149	7%	
Families with Disabilities	243	12%	
Race/ethnicity (W)	276	14%	
Race/ethnicity (B)	1698	85%	
Race/ethnicity (O)	32	1%	
Race/ethnicity			
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)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public

housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. Continue management/maintenance polices in place. Encourage innovative techniques by managers and staff.
- Reduce turnover time for vacated public housing units. Improve turn around time by 5% per plan year
- Reduce time to renovate public housing units. Improve turn around time by 5% per plan year.
- Seek replacement of public housing units lost to the inventory through mixed finance development (may be non-public housing units without request for operating subsidy)
- 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. Monitor payment standard annual and make adjustments based on lease-up rates and market.
- 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. Goal of increasing number of units by 2% per plan year.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing. Increase number of units by 30 each plan year after initial plan year.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. Develop new housing units with non-traditional funding programs to this PHA.
- Other: (list below)
Conduct section 8 owner briefings to increase non-traditional owner participation in section 8 program. Develop voucher, landlord and owner handbook.

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)
Marketing efforts in areas likely to reach <30% median income families.
Comply with federal income targeting requirements.

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)
Marketing efforts in areas likely to reach <50% median income.

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)
Develop new affordable housing for the elderly.

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. Have memorandums of understanding with such agencies/non-profits.
- Other: (list below)
Enter into memorandums of understandings with agencies and organizations that meet the needs of the disabled.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	667,405	
b) Public Housing Capital Fund	845,861	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,563,358	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
CHSP	76,518	Elderly Services
Section 8 Admin. Fees	632,484	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,021,165	
4. Other income (list below)		
Interest on Investment	96,872	
Other operating receipts	42,800	
5. Non-federal sources (list below)		
Total resources	7,946,463	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe) Usually at time of application. Because we do not have a waiting list for most developments or the number on the list is manageable.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe) Credit check through credit bureau.
- 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) Community or County base waiting list
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

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

Site-Based Waiting Lists

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 3

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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)
 - 1 Involuntary Displacement (PHA Definition),
 - 1 Homelessness (PHA Definition)
 - 1 Hospice

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.

Former Federal preferences:

Other preferences (select all that apply)

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

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)
Postings in PHA offices and the PHA Plan.

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)
Increase in income
Change of employer
Change of status, i.e. income disregard, training programs, etc.

(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 (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
		SEE BELOW	

2/11/2008

PROJECT #	TOWN	RESIDENT MEDIAN INCOME	LOCAL MEDIAN INCOME	PERCENTAGE OF RESIDENT MEDIAN INCOME TO LOCAL MEDIAN INCOME
30-2	CARTHAGE	\$7,097	\$28,734	25%
30-3	DECATUR	\$22,568	\$30,973	73%

30-4	PHILADELPHIA	\$18,876	\$30,853	61%
30-5	PHILADELPHIA	\$7,320	\$30,853	24%
30-6	NEWTON	\$6,000	\$30,973	19%
30-7	DEKALB	\$12,956	\$24,793	52%
30-10	TAYLORSVILLE	\$8,430	\$31,732	27%
30-11	UNION	\$5,368	\$30,973	17%
30-13	CARTHAGE	\$18,972	\$28,734	66%
30-15	NEWTON	\$7,476	\$30,973	24%
30-16	WALNUTGROVE	\$15,917	\$28,734	55%
30-17	TAYLORSVILLE	\$11,321	\$31,732	36%
30-18	CARTHAGE	REHAB	\$28,734	REHAB
30-19	BAY SPRINGS	\$9,838	\$26,534	37%
30-20	NEWTON CONGREGATE	\$13,238	\$30,973	43%
30-22	UNION CONGREGATE	\$10,380	\$30,853	34%
30-22A	CARTHAGE CONGREGATE	\$12,828	\$28,734	45%
30-23	SCOOBA	\$11,248	\$24,793	45%
30-24	NEWTON CONGREGATE	\$8,976	\$30,973	29%
30-25	BROOKSVILLE/MACON	\$19,564	\$22,917	85%

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. V
 2008 DECONCENTRATION DATA
 FAMILY UNITS
 FEBRUARY 11, 2008**

PROJECT #	TOWN	NUMBER OF UNITS	TOTAL INCOME	AVG. INCOME	PERCENT
30-2	CARTHAGE	24	\$278,460	\$11,603	95%
30-3	DECATUR	12	\$156,222	\$13,019	143%*
30-4	PHILADELPHIA	30	\$316,791	\$10,560	116%
30-5	PHILADELPHIA	30	\$316,791	\$8,032	88%
30-6	NEWTON	32	\$257,849	\$8,032	88%
30-7	DEKALB	16	\$119,269	\$7454	82%*
30-10	TAYLORSVILLE	10	\$ 75,789	\$7,579	83%*
30-11	UNION	9	\$ 81,909	\$8,695	95%
30-13	CARTHAGE	46	\$508,821	\$11,061	121%*
30-15	NEWTON	68	\$473,071	\$6957	76%*
30-16	WALNUT GROVE	29	\$358,124	\$12,349	135%*
30-17	TAYLORSVILLE	50	\$506,028	\$10,121	111%
30-18	CARTHAGE	9	REHAB	REHAB	REHAB
30-19	BAY SPRINGS	35	\$303,330	\$8,667	95%
30-23	SCOOBA	30	\$327,924	\$10,931	120%*
30-25	BROOKSVILLE/MACON	30	\$331,619	\$11,054	121%*

PHA WIDE AVERAGE INCOME IS: \$9,132
 RANGE IS \$7,762 TO \$10,502

*DOES NOT FALL BETWEEN THE RANGE OF 85% TO 115%

30-3	IF ONE RESIDENT WAS REMOVED	*	143%	TO	113%
30-7	IF ONE RESIDENT WAS ADDED	**	82%	TO	96%
30-10	IF ONE RESIDENT WAS ADDED	**	82%	TO	91%
30-13	IF ONE RESIDENT WAS REMOVED	*	121%	TO	115%
30-15	IF ONE RESIDENT WAS ADDED	***	76%	TO	85%
30-16	IF TWO RESIDENTS WERE REMOVED	*	135%	TO	116%
30-23	IF ONE RESIDENT WAS ADDED	**	120%	TO	103%
30-25	IF ONE RESIDENT WAS REMOVED	*	121%	TO	102%

- * REMOVED HIGHEST INCOME PERSON(S) IN PROJECT
- ** ADDED HIGHEST INCOME IN PROJECT
- *** ADDED HIGHEST INCOME PERSON PHA WIDE (\$51,781)

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 when requested
- Other (describe below)

(2) Waiting List Organization

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

- None
- Federal public housing

- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(select all that apply)

- PHA main administrative office
- Other (list below)
Other PHA offices and in certain remote counties.
Carthage, Philadelphia, Meridian, Macon.

(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: Due to the tight housing market, we will extend the time.

(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 (Government Action)
- Victims of domestic violence
- Substandard housing
- Homelessness (living in shelter)
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

- 1 Involuntary Displacement
- 1 Homelessness
- 1 Hospice

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
Through service providers

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: **The PHA has adopted a policy allowing a resident rent below the minimum \$50.00 rent in case of server financial hardship for 90 days to be reviewed at 90-day intervals until stable.**

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:

Flat rents: Effective 10/1/2002

Project No.	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
30-2	N/A	\$264.00	\$347.00	\$435.00	\$495.00	N/A
30-3	N/A	\$250.00	\$328.00	\$410.00	N/A	N/A
30-4	N/A	\$285.00	\$374.00	\$468.00	\$534.00	N/A
30-5	N/A	\$285.00	\$374.00	\$468.00	\$534.00	N/A
30-6	N/A	\$260.00	\$341.00	\$426.00	\$488.00	\$561.00
30-7	N/A	\$226.00	\$297.00	\$373.00	\$425.00	N/A
30-10	N/A	\$260.00	\$340.00	\$425.00	N/A	N/A
30-11	N/A	\$250.00	\$328.00	\$410.00	\$469.00	N/A
30-13	\$236.00	\$279.00	\$366.00	\$458.00	\$523.00	\$600.00
30-15	N/A	\$250.00	\$328.00	\$410.00	\$469.00	\$538.00
30-16	N/A	\$279.00	\$366.00	\$458.00	\$523.00	N/A
30-17	N/A	\$260.00	\$340.00	\$425.00	\$486.00	N/A
30-18	N/A	N/A	N/A	\$424.00	N/A	N/A
30-19	N/A	\$260.00	\$340.00	\$425.00	\$486.00	\$557.00
30-20	NA	\$526.00	\$555.00	N/A	N/A	N/A
30-22	N/A	\$526.00	\$555.00	N/A	N/A	N/A
30-22A	N/A	\$526.00	\$555.00	N/A	N/A	N/A
30-23	N/A	\$237.00	\$310.00	\$388.00	N/A	N/A
30-24	N/A	\$526.00	\$555.00	N/A	N/A	N/A
30-25	N/A	N/A	N/A	\$413.00	\$471.00	N/A

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) Equal to Flat Rents less utilities

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)

- At or above 90% but below 100% of FMR
- 100% of FMR (will increase during budget year)
- Above 100% but at or below 110% of FMR – or less FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

Other (list below) All payment standards across the board are 110% of the FMR

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

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

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

- Annually
- Other (list below) When new FMR's are published

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)
Quality of units selected and voucher funding

(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 PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception, the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a Non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

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

6. Demolition and Disposition

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

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

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: Union, MS	
1b. Development (project) number: 30-11	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: <u>(12/31/2006)</u>	
5. Number of units affected: 9	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 06/30/2008	
b. Projected end date of activity: 9/30/2008	

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: 180 days to locate home, 60 days to close loan. We offer post purchase counseling, homebuyer education, credit counseling and referral to workshops.

c. What actions will the PHA undertake to implement the program this year (list)? Referrals to credit counseling, marketing to current vouchers holders, participate with MS Home Corp to obtain credit counseling funds and apply for Homeownership position through HCVFSS funding

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). The Housing Authority will work local realtors, down payment assistance programs, lenders, MS Home Corp. and housing counseling agencies.
- d. Demonstrating that it has other relevant experience (list experience below). We had one homeownership closing in FY 2004, FSS program participants with escrow accounts and lenders willing to use Fannie Mae product.

8. Civil Rights Certifications

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

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

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. It is the policy of the Housing Authority to comply with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The Housing Authority will comply with all laws relating to Civil Rights, including: Title VI and VIII of the Civil Rights Act, Executive Order 11063, Section 504, Age Discrimination Act and American With Disabilities Act.

To further our commitment to fully comply with applicable Civil Rights laws, the Housing Authority will provide Federal/State/Local information to public housing residents regarding “discrimination” and any recourse available to them during resident orientation session, resident meetings and reexaminations.

9. Additional Information

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

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

SEE ATTACHMENT "H"

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

The Housing Authority does recognize the need for public notification for items contained within the 5-Year and Annual Plans. This authority shall make proper notification for any Substantial Deviations from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with The U.S. Department of Housing and Urban Development requirements. Substantial deviation or significant amendment or modification shall mean those of the mission statement, goals and objectives, capital fund program or changes in significant expenditures and changes in statutory requirement for administration of Public Housing requiring public comment and/or public hearing.

B. Significant Amendment or Modification to the Annual Plan

A Significant Amendment or Modification to the Annual Plan shall be construed to mean the following:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items not currently included in the Annual Statement or the 5-Year Action Plan or changes in use of replacement reserve funds under the Capitol Fund;
- Additions of new activities not included in any current PHDEP Plan;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the above changes that are adopted to reflect changes in HUD regulatory requirements: such changes will not be considered

significant amendments by HUD.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

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

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

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

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

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

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (State of Mississippi)

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the

- development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
1. Upgrade and modernize apartments with Capital funds.
 2. Support residency self-sufficiency.
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) None

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)*Project Base Units in Raleigh, MS through fungibility Plan.*

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): 20 Units in Raleigh, MS

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	services grant) grant program reports for public housing.	Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. Deconcentration/ Income Mixing, Income Analysis of Public Housing Covered Development , Substantial Deviation and Initial Assessment Voluntary Conversion of Development from Public Housing Stock.	(Specify as needed)

Maintenance Plan

The Housing Authority has an adopted Maintenance Plan that contains rules, standards and policies governing maintenance and management of its public housing developments. The plan also includes a policy for the prevention and eradication of pest infestation, including cockroach. The Maintenance Plan is posted on the bulletin board and available for public review.

Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority have adopted policies and procedures to support or assist victims of criminal domestic violence, dating violence, sexual assault, or stalking – as well as members of the victims' immediate families from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. **(See attachment "I")**

Also, the Housing Authority plan to amend its ACOP policies to comply with current regulations.

The Housing Authority will update its procurement policy to correspond with HUD's updated Procurement Handbook 7460.8 Rev 2 and 24 CFR 85.36.

The Housing Authority has implemented goals to meet compliance requirements with "Asset Management." Towards this end, the Housing Authority has undertaken the following major milestones:

AMP # & MANAGER'S NAME	PROJECT # & LOCATION	NUMBER OF UNITS	NUMBER OF UNIT OFF-LINE	TOTALS	
MS030000001P VANESSA LAY	30-3 DECATUR	12	0	12	
	30-6 NEWTON	32	0	32	
	30-10 TAYLORSVILLE	10	0	10	
	30-15 NEWTON	70	3	67	
	30-17 TAYLORSVILLE	50	2	48	
	30-19 BAY SPRINGS	35	0	35	
	30-20 NEWTON CONGREGATE	35	0	35	
	30-24 NEWTON CONGREGATE	20	0	20	
	TOTALS		264	5	259
MS 030000002P PATSY CHAPMAN	30-4 PHILADELPHIA	30	0	30	
	30-5 PHILADELPHIA	30	0	30	
	30-7 DEKALB	16	0	16	
	30-11 UNION	18	0	18	
	30-22 UNION	25	0	25	
	30-23 SCOوبا	30	0	30	
	30-25 BROOKSVILLE	30	0	30	
	TOTALS		179	0	179
	MS030000003P GLENN MALONE	30-2 CARTHAGE	24	0	24
30-13 CARTHAGE		46	0	46	
30-16 WALNUT GROVE		30	1	29	
30-18 CARTHAGE		9	0	9	
30-22A CARTHAGE		35	0	35	

	CONGREGATE			
TOTALS		144	1	143
GRAND TOTALS		587	6	581

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

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

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below) PHA prepares comprehensive physical needs assessments
 Capital Fund modernization activities, annual inventory, Investment Policy, Pocurement Policy, Disposition Policy, Cash Policy

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

ATTACHMENTS

Deconcentration Policy **Attachment "A"**

FY 2008 Capital Fund Program **Attachment "B"**

Capital Fund Program 5-Year Action Plan **Attachment "C"**

Annual Statement/Performance and Evaluation Report **Attachment "D"**

List of Resident Advisory Board Members **Attachment "E"**

Certification "Initial Assessment" Voluntary Conversion of Development from Public Housing Stock **Attachment "F"**

Section 8 Capacity Statement **Attachment "G"**

PHA Progress Statement on Mission & Goals **Attachment "H"**

Violence Against Women Act (VAWA) Policy **Attachment "I"**

ATTACHMENT "A"

DECONCENTRATION POLICY

This policy establishes guidelines for avoiding concentration of very-low income families in certain sites operated by the Mississippi Regional Housing Authority No. V, hereafter called the PHA.

1. **GENERAL:** The PHA hereby institutes these guidelines and procedures for deconcentration of very-low income families. It is the goal of the PHA to have a fair mix of families with varying incomes in each of the sites operated by the PHA. This goal will be achieved by income mixing and offering incentives to higher income families.
2. **PROCEDURES:**
 - A. **Income Mixing:** To ensure that there is no concentration of only very-low income families or higher income families in any one site, the following guidelines have been established:
 1. In each fiscal year at least 40% of families admitted to public housing will have incomes that do not exceed 30% of the median income for all Counties.
 2. Skipping families on the waiting list is permissible in order to specifically reach another family with a lower or higher income. Families will only be skipped if the vacancy in question requires a lower or higher income renter to ensure a fair mix of incomes in the site.
 - B. **Incentives:** In order to make public housing a more viable choice for higher income families who may otherwise be uninterested or unable to afford to remain in public housing, the following incentives have been established:
 1. This PHA has the recognized local preference: working families and Involuntary Displacement.

In order to make public housing more affordable for working persons, and to enable higher income families to remain in public housing, the PHA has adopted Maximum Rent limits. The Ceiling Rent amounts are at FRM for all Counties and will not exceed this amount of total tenant payment for the PHA's bedroom sizes.

2/11/2008

PROJECT #	TOWN	RESIDENT MEDIAN INCOME	LOCAL MEDIAN INCOME	PERCENTAGE OF RESIDENT MEDIAN INCOME TO LOCAL MEDIAN INCOME
30-2	CARTHAGE	\$7,097	\$28,734	25%
30-3	DECATUR	\$22,568	\$30,973	73%
30-4	PHILADELPHIA	\$18,876	\$30,853	61%
30-5	PHILADELPHIA	\$7,320	\$30,853	24%
30-6	NEWTON	\$6,000	\$30,973	19%
30-7	DEKALB	\$12,956	\$24,793	52%
30-10	TAYLORSVILLE	\$8,430	\$31,732	27%
30-11	UNION	\$5,368	\$30,973	17%
30-13	CARTHAGE	\$18,972	\$28,734	66%
30-15	NEWTON	\$7,476	\$30,973	24%
30-16	WALNUTGROVE	\$15,917	\$28,734	55%
30-17	TAYLORSVILLE	\$11,321	\$31,732	36%
30-18	CARTHAGE	REHAB	\$28,734	REHAB
30-19	BAY SPRINGS	\$9,838	\$26,534	37%
30-20	NEWTON CONGREGATE	\$13,238	\$30,973	43%
30-22	UNION CONGREGATE	\$10,380	\$30,853	34%
30-22A	CARTHAGE CONGREGATE	\$12,828	\$28,734	45%
30-23	SCOOBA	\$11,248	\$24,793	45%
30-24	NEWTON CONGREGATE	\$8,976	\$30,973	29%
30-25	BROOKSVILLE/MACON	\$19,564	\$22,917	85%

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. V
2008 DECONCENTRATION DATA
FAMILY UNITS
FEBRUARY 11, 2008**

PROJECT #	TOWN	NUMBER OF UNITS	TOTAL INCOME	AVG. INCOME	PERCENT
30-2	CARTHAGE	24	\$278,460	\$11,603	95%
30-3	DECATUR	12	\$156,222	\$13,019	143%*
30-4	PHILADELPHIA	30	\$316,791	\$10,560	116%
30-5	PHILADELPHIA	30	\$316,791	\$8,032	88%
30-6	NEWTON	32	\$257,849	\$8,032	88%
30-7	DEKALB	16	\$119,269	\$7454	82%*
30-10	TAYLORSVILLE	10	\$ 75,789	\$7,579	83%*
30-11	UNION	9	\$ 81,909	\$8,695	95%
30-13	CARTHAGE	46	\$508,821	\$11,061	121%*
30-15	NEWTON	68	\$473,071	\$6957	76%*
30-16	WALNUT GROVE	29	\$358,124	\$12,349	135%*
30-17	TAYLORSVILLE	50	\$506,028	\$10,121	111%
30-18	CARTHAGE	9	REHAB	REHAB	REHAB
30-19	BAY SPRINGS	35	\$303,330	\$8,667	95%
30-23	SCOOBA	30	\$327,924	\$10,931	120%*
30-25	BROOKSVILLE/MACON	30	\$331,619	\$11,054	121%*

PHA WIDE AVERAGE INCOME IS: \$9,132
RANGE IS \$7,762 TO \$10,502

*DOES NOT FALL BETWEEN THE RANGE OF 85% TO 115%

30-3	IF ONE RESIDENT WAS REMOVED	*	143%	TO	113%
30-7	IF ONE RESIDENT WAS ADDED	**	82%	TO	96%
30-10	IF ONE RESIDENT WAS ADDED	**	82%	TO	91%
30-13	IF ONE RESIDENT WAS REMOVED	*	121%	TO	115%
30-15	IF ONE RESIDENT WAS ADDED	***	76%	TO	85%
30-16	IF TWO RESIDENTS WERE REMOVED	*	135%	TO	116%
30-23	IF ONE RESIDENT WAS ADDED	**	120%	TO	103%
30-25	IF ONE RESIDENT WAS REMOVED	*	121%	TO	102%

* REMOVED HIGHEST INCOME PERSON(S) IN PROJECT
** ADDED HIGHEST INCOME IN PROJECT
*** ADDED HIGHEST INCOME PERSON PHA WIDE (\$51,781)

ATTACHMENT "B"

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 #V	Grant Type and Number Capital Fund Program Grant No: MS26P030501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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	149,994			
3	1408 Management Improvements	40,000			
4	1410 Administration	84,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	534,867			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	845,861			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
COCC	Management Fees	1410		84,000				
Amp 1	Operations	1406		68,918				
Amp 2	Operations	1406		45,798				
Amp 3	Operations	1406		35,278				
Amp 1	Service Coordinator	1408		40,000				
Amp 1	A/E Fees	1430		12,000				
Amp 1 (003 Decatur)	Roofing	1460	12	20,000				
"	Living Room Windows	1460	12	12,000				
Amp 1	HVAC	1460		20,000				
Amp 1	Flooring	1460		20,000				
Amp 1	Exterior Repairs	1460		10,000				
Amp 1 (006 Newton)	Living Room Windows	1460	32	35,000				
Amp 1 (010 Taylor.)	Roofing	1460	10	20,000				
"	Entrance Doors/Hardware	1460	10	8,000				
"	Security Screen Doors	1460	10	6,000				
Amp 1 (020 Newton)	Panic Hardware	1460	35	12,000				
Amp 1 (024 Newton)	Panic Hardware	1460	20	12,000				
Amp 1	Mod Coordinator	1460		12,000				
Amp 2 (004 Phila.)	Living Room Windows	1460	30	38,000				
"	Roofing	1460	29	65,000				
"	Exterior Repairs	1460	30	5,000				
Amp 2 (005 Phila.)	Roofing	1460	4	12,000				
Amp 2 (007 Dekalb)	Entrance Doors/Locks	1460	32	16,000				
"	Roofing	1460	2	6,000				
"	Security Screen Doors	1460	32	11,200				
"	Electrical/HVAC	1460		12,000				
"	Flooring	1460		6,000				
"	Exterior Repairs	1460		4,000				
Amp 2	Mod Coordinator	1460		20,000				
Amp 2 (011 Union)	Roofing	1460	9	27,000				
"	Entrance Doors/Locks	1460	9	9,000				
"	Security Screen Doors	1460	9	6,300				
"	Living Room Windows	1460	9	13,500				
Amp 2 (022 U-Con)	Washer/Dryer	1475	6	10,000				
	Cabinets/Stove Hoods	1460	30	96,867				
Amp 2	A/E Fees	1430		15,000				

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

Activities for Year 1	Activities for Year :2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Statement	COCC	Management Fees	80,000	COCC	Management Fees	80,000
	PHA WIDE	Operations	90,000	PHA WIDE	Operations	90,000
		Service Coordinator	45,000		Service Coordinator	45,000
		Consultants	10,000		Consultants	10,000
		A/E Fees, Inspections	45,000		A/E Fees/Inspections	45,000
		Site Improvements	10,000		Site Improvements	10,000
		Corrections of Drainage, Erosion, Sidewalk & Tree Trimming needs as Identified via UPCS			Corrections of Drainage, Erosion, Sidewalk & Tree Trimming needs as Identified via UPCS	
		Inspections: Top Soil & Sod \$50/yd.; Sidewalks \$4.50/ln. ft. Tree Trim @ 400 per unit & Tree Removal @ 1000 per tree average			Inspections: Top Soil & Sod \$50/yd.; Sidewalks \$4.50/ln. ft. Tree Trim @ 400 per unit & Tree Removal @ 1000 per tree average	
		Replace Flooring Indefinite Quantity of Vacancies: Average Flooring 950 sq.ft. @ 2.50 per sq. ft.; Total Per Unit 2000 X 20	40,000		Replace Flooring Indefinite Quantity of Vacancies: Average Flooring 950 sq.ft. @ 2.50 per sq. ft.; Total Per Unit 2000 X 20	40,000
		HVAC/Electrical Upgrades Indefinite quantity of vacancies- Install central heat/air (2500 per Unit) with electrical upgrades Including panel replacement, Ground fault interrupters, Switches & receptacle replace- ments (1500 per unit) Total 5 units @ 4,000/unit	20,000		HVAC/Electrical Upgrades Indefinite quantity of vacancies- Install central heat/air (2500 per Unit) with electrical upgrades Including panel replacement, Ground fault interrupters, Switches & receptacle replace- ments (1500 per unit) Total 5 units @ 4,000/unit	20,000
		Stoves	5,000		Stoves	5,000
		Refrigerators	10,000		Refrigerators	10,000
	030-003 P Carthage	Comprehensive Renovations to 24 Units: Kitchens, Baths, Plumbing, Windows Roofing Additional Parking Doors & Hardware Screen Doors Exterior Renovations	289,649 36,000 24,000 19,200 15,600 38,412	030-002 P Philadelphia	Comprehensive Renovations to 30 Units: Kitchens, Baths, Plumbing, Windows, Doors, Ceilings, 15,000 Exterior Repairs/Parking Spaces Kitchen Renovations, 16 Units	365,000 85,861 40,000

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

Activities for Year :4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
COCC	Management Fees	80,000	COCC	Management Fees	80,000
PHA WIDE	Operations	90,000	PHA WIDE	Operations	90,000
	Service Coordinator	45,000		Service Coordinator	45,000
	A/E Fees/Inspections/Survey	45,000		A/E Fees/Inspections	45,000
	Consultants	10,000		Consultants	10,000
	Site Improvements	10,000		Site Improvements	10,000
	Corrections of Drainage, Erosion, Sidewalk & Tree Trimming needs as Identified via UPCS			Corrections of Drainage, Erosion, Sidewalk & Tree Trimming needs as Identified via UPCS	
	Inspections: Top Soil & Sod \$50/yd.; Sidewalks \$4.50/ln. ft. Tree Trim @ 400 per unit & Tree Removal @ 1000 per tree average			Inspections: Top Soil & Sod \$50/yd.; Sidewalks \$4.50/ln. ft. Tree Trim @ 400 per unit & Tree Removal @ 1000 per tree average	
	Replace Flooring Indefinite Quantity of Vacancies: Average	40,000		Replace Flooring Indefinite Quantity of Vacancies: Average	40,000
	Flooring 950 sq.ft. @ 2.50 per sq. ft.; Total Per Unit 2000 X 15			Flooring 950 sq.ft. @ 2.50 per sq. ft.; Total Per Unit 2000 X 15	
	HVAC/Electrical Upgrades Indefinite quantity of vacancies-	20,000		HVAC/Electrical Upgrades Indefinite quantity of vacancies-	20,000
	Install central heat/air (2500 per Unit) with electrical upgrades Including panel replacement, Ground fault interrupters, Switches & receptacle replace- ments (1500 per unit)			Install central heat/air (2500 per Unit) with electrical upgrades Including panel replacement, Ground fault interrupters, Switches & receptacle replace- ments (1500 per unit)	
	Total 5 units @ 4,000/unit			Total 5 units @ 4,000/unit	
	Stoves	5,000		Stoves	5,000
	Refrigerators	10,000		Refrigerators	10,000
	Renovation to Handicapped, Visual & Hearing, Indefinite Quantity	30,000		Non Dwelling Equipment	10,000
	Comprehensive Renovations	109,000		Non Dwelling Structure	10,000
	Interior/Exterior Vacancies - Indefinite Quantity: Kitchens, Baths, Plumbing, Doors, Parking		030-002 P Carthage	Comprehensive Interior/Exterior Renovations – 16 Units: Kitchens, Baths, Plumbing, Windows, Parking	243,000
030-001 P	Comprehensive Renovations Interior/Exterior, 32 Units	351,861	030-002 P	Comprehensive Interior/Exterior	227,861

CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT “D”

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 #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000	90,000	90,000	90,000
3	1408 Management Improvements	38,000	27,607.63	27,607.63	27,607.63
4	1410 Administration	90,900	90,900	90,900	90,900
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	2,428.14	2,428.14	2,428.14
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	10,456	10,456	10,456
10	1460 Dwelling Structures	663,112	673,229.13	673,229.13	673,229.13
11	1465.1 Dwelling Equipment—Nonexpendable	2,000	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	15,000	14,391.10	14,391.10	14,391.10
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	909,012	909,012	909,012	909,012
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		90,000	90,000	90,000	90,000	
	Service Coordinator/Software	1408		38,000	18,959.63	18,959.63	18,959.63	
	Computer Software	1408		0	8,648	8,648	8,648	
	Administration	1410		90,900	90,900	90,900	90,900	
	A/E Fees/Monitoring, Inspections, Surveys	1430		0	0	0	0	
	Asset Management Consultant	1430		0	2,428.14	2,428.14	2,428.14	
	Site Improvements - Erosion Control, Sod, Pot Hole & Sidewalk Repairs: Fill Dirt & Top Soil at \$30/yd, Sod \$20/yd, Sidewalk Repairs at \$4.50/lv. ft., Tree Trimming at \$400/tree & Tree Removal at \$1,000/tree	1450		10,000	8,000	8,000	8,000	
	Signage - Fungibility	1450		0	2,456	2,456	2,456	
	Flooring – 200 sq. ft. X 950 (\$2,000/unit)	1460	25	50,000	72,012.62	72,012.62	72,012.62	
	HVAC Install/Elec Upgrades \$2,600 ea	1460	27	58,219	59,578.79	59,578.79	59,578.79	
	Interior Renovations – Fungibility	1460		50,000	73,177.58	73,177.58	73,177.58	
	Stoves at \$275 ea.	1465.1	20	1,000	0	0	0	
	Refrigerators at \$350 ea.	1465.1	30	1,000	0	0	0	
	Office Furniture, Office Equipment, Phone, Computer Relocations – Transitions to New Central Office	1475	N/A	15,000	13,651.10	13,651.10	13,651.10	
	Maintenance Equipment	1475		0	740	740	740	
	Debt Service	1501	N/A	0	0	0	0	
30-3	Replace Roofs	1460	12	32,094	0	0	0	
30-4	Replace Roofs - Fungibility	1460	30	53,517	53,517	53,517	53,517	
30-5	Replace Roofs - Fungibility	1460	30	53,517	53,517	53,517	53,517	

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
30-6	Replace Entrance Doors/Hardware/Screen Doors (800 +Screen Doors @ 625	1460	0	0	0	0	0	
	Replace Roofs - Fungibility	1460	32	57,084	57,084	57,084	57,084	
30-7	Replace Entrance Doors at \$400 ea.	1460	0	0	0	0	0	
	Replace Roofs	1460	16	28,542	28,542	28,542	28,542	
30-10	Replace Screen Doors at \$625 ea.	1460	0	0	0	0	0	
30-11	Replace Entrance Doors at \$444 ea.	1460	0	0	0	0	0	
30-15	Replace Roofs - Fungibility	1460	70	124,873	138,440.14	138,440.14	138,440.14	
30-17	Replace Roofs - Fungibility	1460		0	32,094	32,094	32,094	
30-18	Interior Renovations - Fungibility	1460	9	50,000	0	0	0	
30-19	Replace Roofs @ \$2,000 per unit	1460	35	62,405	62,405	62,405	62,405	
30-22	Replace Community Room Doors & Panic Hardware	1460	0	0	0	0	0	
30-23	Replace Cabinets, Stove Hoods at \$1,900 ea.	1460	0	0	0	0	0	
	Replace Storage Room Doors/Hdwe. \$400 ea.	1460	0	0	0	0	0	
30-25/25A	Replace Roofs	1460	30	42,861	42,861	42,861	42,861	
30-13	Maintenance Area: Maintenance Inventory & Equipment Storage Facility, Approx 1500 sq. ft.	1470	N/A	0	0	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: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				909,012	909,012	909,012	909,012	
	Grand Total							

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program No: MS26P030501-05 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	
HA Wide	9/1/07		12/31/06	9/1/09		9/1/07	
30-3	9/1/07		12/31/06	9/1/09		9/1/07	
30-7	9/1/07		12/31/06	9/1/09		9/1/07	
30-10	9/1/07		12/31/06	9/1/09		9/1/07	
30-11	9/1/07		12/31/06	9/1/09		9/1/07	
30-13	9/1/07		12/31/06	9/1/09		9/1/07	
30-22	9/1/07		12/31/06	9/1/09		9/1/07	
30-23	9/1/07		12/31/06	9/1/09		9/1/07	

**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 #V	Grant Type and Number Capital Fund Program Grant No: MS26P030501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 12/31/07 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	90,000	90,000	90,000	90,000
3	1408 Management Improvements	40,000	40,000	40,000	7,962.40
4	1410 Administration	82,057	82,057	82,057	82,057
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	126,426	57,000	36,442.50	6,442.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	517,519	400,025	246,553.56	160,528.03
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,000	40,920	38,992.94	38,992.94
14	1485 Demolition	0	180,000	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	890,002	890,002	534,046	385,982.87
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-06 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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		90,000	90,000	90,000	90,000	
	Service Coordinator/Software	1408		40,000	40,000	40,000	7,962.40	
	Administration	1410		82,057	82,057	82,057	82,057	
	A/E Fees/Monitoring, Inspections, Surveys	1430		45,000	45,000	32,500	2,500	
	Consultant: Project Based Accounting/Demo Application	1430		81,426	12,000	3,942.50	3,942.50	
	Flooring Upgrades in Vacancies – 2.00 per sf 950 sf per unit = 2000 sf per unit	1460	22	25,000	25,000	25,000	14,082.66	
	HVAC Installation/Electrical Upgrades \$2,600 ea.	1460	17	34,205	45,000	45,000	33,976.85	
	Interior Repairs in Vacancies Fungibility	1460		0	103,622.34	153,164.70	89,079.66	
	Vehicles	1475	2	34,000	36,920	36,920	36,920	
	Office Equipment Fungibility	1475		0	4,000	2,072.94	2,072.94	
30-4	Replace Roofing – 2,000 per unit	1460	0	60,000	23,388.86	23,388.86	23,388.86	
Philadelphia	Interior Repairs: Replace Kitchen Cabinets @ 3,000 ea.; Replace 3 Living Room Windows @ 1,000 ea; Replace Doors/ Hardware @ 800 ea.; Replace Screen Doors @ 625 ea.	1460	30	134,314	0	0	0	
30-5	Replace Roofs – 2,000 per unit	1460	30	60,000	0	0	0	
30-6	Replace Roofs – 2,000 per unit	1460	0	64,000	0	0	0	
30-11	Demolish 6 Buildings, 9 Units	1485	9	0	180,000	0	0	
30-15	Replace Roofs – 2,000 per unit	1460	0	140,000	0	0	0	
30-18	Interior Renovations Fungibility	1460	4	0	203,013.80	0	0	
	Grand Total			890,002	890,002	534,046	385,982.87	

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program No: MS26P030501-06 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	
HA Wide	9/1/08			9/1/10			
30-4	9/1/08			9/1/10			
30-5	9/1/08			9/1/10			
30-6	9/1/08			9/1/10			
30-15	9/1/08			9/1/10			

**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 #V	Grant Type and Number Capital Fund Program Grant No: MS26P030501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 12/31/2007 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	160,000	160,000	160,000	0
3	1408 Management Improvements	40,000	40,000	40,000	0
4	1410 Administration	82,000	82,000	82,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000	70,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	0	10,000		
10	1460 Dwelling Structures	386,361	376,361		
11	1465.1 Dwelling Equipment—Nonexpendable	17,500	17,500		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	90,000	90,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	845,861	845,861	282,000	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program Grant No: MS26P030501-07 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		160,000	160,000	160,000	0	
	Service Coordinator	1408		40,000	40,000	40,000	0	
	Administration	1410		82,000	82,000	82,000	0	
	A/E Fees/Monitoring, Inspections, Surveys	1430		45,000	45,000			
	Consultant – Project Based Accounting	1430		25,000	25,000			
	Site Improvements : Correction of UPCS	1450		0	10,000			
	Deficiencies Identified in PHA or REAC							
	Inspections. Repairs to Fencing, Signage,							
	Erosion Control, Elimination of Tripping							
	Hazards, Tree Trimming, Stump Removal,							
	Sod, & Asphalt Pot Hole Repairs							
	Indefinite Quantity Flooring, HVAC	1460	16	80,000	80,000			
	Replacement in Vacancies. 200 per sq. ft. @							
	950 sf per unit. HVAC installation 2,500 per							
	Unit. Interior/Exterior Renovations							
	Vehicles	1475	3	90,000	90,000			
	Stoves	1465.1	20	7,000	7,000			
	Refrigerators	1465.1	30	10,500	10,500			
30-002 P	Renovate Interior/Exteriors: Kitchens, Baths,	1460	2	81,076	81,076			
Taylorsville	Electrical, Plumbing, Doors/Hardware, Floor,							
	HVAC, Windows, Siding @ 40,000 each							
30-003 P	Renovate Interior/Exteriors: Kitchens, Baths,	1460	5	225,285	215,285			
Carthage	Electrical, Plumbing, Doors/Hardware, Floor,							
	HVAC, Windows, Siding, Roofing @40,000 ea							
	Grand Total			845,861	845,861	282,000	0	

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

PHA Name: Miss. Regional Housing Authority #V		Grant Type and Number Capital Fund Program No: MS26P030501-07 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	
HA Wide	9/31/09			9/31/11			

ATTACHMENT "E"
LIST OF RESIDENT ADVISORY BOARD MEMBERS

PRESIDENT----ROSE AGEE----JASPER COUNTY

VICE PRESIDENT---FRANKIE COLLINS---KEMPER COUNTY

SECRETARY-----TEALA GILL- NESHOPA COUNTY

TREASURER-----LAVONNE HARDEE - NEWTON COUNTY

MEMBER-----CASSANDRA PARROTT- LEAKE COUNTY

MEMBER-----LUCY SMITH- NOXUBEE COUNTY

MEMBER-----SECTION 8 NEDA MCLAURIN

ATTACHMENT “F”

**CERTIFICATION
“INITIAL ASSESSMENT”
VOLUNTARY CONVERSION OF DEVELOPMENT FROM PUBLIC
HOUSING STOCK**

This is to certify that The Mississippi Regional Housing Authority No. V has reviewed each development operating as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

That the initial assessment indicated that 1) cost would be a factor; 2) the ability to occupy the developments; 3) cost and/ or workability of vouchers in the community and 4) other relevant factors that voluntary conversion may be inappropriate.

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 5

- 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)? 3

- c. How many Assessments were conducted for the PHA’s covered developments? 1

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number ofUnits
NONE	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Completed

THEREFORE, the Housing Authority has determined that our developments are not appropriate for conversion based on the following reasons:

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

Public Housing developments accounts for a large percentage of the housing stock in our communities and would effect the availability of affordable housing in the community; and

Conversion would not benefit the residents due to the limited housing stock in the community and the current programs/services being offered by the housing authority. Additionally, our public housing developments are equal to or above existing housing stock in the community;

ATTACHMENT "G"

MISSISSIPPI REGIONAL HOUSING AUTHORITY V SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT

The Mississippi Regional Housing V affirms that it has the capacity to successfully operate and administer a Section 8 Homeownership Program. The Authority hereby demonstrates this ability as follows:

The Mississippi Regional Housing Authority's V staff is highly trained and very responsible. Department heads of the respective divisions of the Authority has been employed with the agency for an average of twenty-three years. The Executive Director is a former Real Estate Broker.

The Authority's Section 8 Administrative Plan authorizes use of Vouchers for Homeownership. The authority will amend the plan to include specific procedures for the use of Vouchers for Homeownership. The authority may elect to use Bank Financing, owner financing or lease-purchase along with HUD insured mortgages. The authority will use industry accepted third party appraisals, inspection services and credit counseling for participants and eligible properties in the homeownership program. The authority will limit families that may participate by minimum income limits.

In managing our section 8 certificate voucher programs, this Authority has had no significant findings, and there is no unresolved finding from any HUD review or Independent Public Accounting Audit. This Authority is not currently under, nor has even been operating under court order or designated as a troubled PHA. Our Authority has been designated as a "High Performer" in managing Public and Section 8 Housing. This Authority received recognition for its efforts in Section 8 FSS Self- Sufficiency Program.

We understand that the Section 8 Homeownership Program is to be administered with HUD regulations and applicable laws. Our staff is very capable professional with skills and knowledge to handle the financial and management activities as required by HUD. We are computerized and experienced in the administering HUD programs in accordance with accounting procedures.

The Mississippi Regional Housing V is genuinely concerned about resident quality of life and programs to enhance self-sufficiency. This Authority works closely with our residents and local communities where our developments are located. We encourage resident participation to have a voice in the development/implementation of programs and procedures.

Our staffing plan is structured to provide the maximum services to the Homeownership Program. The Housing Authority recognize our responsibilities in administering federal and non-federal funds and have taken the appropriate steps to comply with local, state and federal procurement regulations.

ATTACHMENT "H"
PROGRESS STATEMENT PHA MISSION AND GOALS
MISSISSIPPI REGIONAL HOUSING AUTHORITY V

1. Expand the supply of existing housing: The Housing Authority is meeting this goal with the main accomplishment being a reduction of vacancies over the past five years.
2. Improve the quality of assisted housing: The Housing Authority is meeting this goal with the main accomplishments being ongoing efforts to raise the standards of public housing with the use of CFP program funds. The PHA established the goal to improve apartments to achieve compatibility with private market rentals by the year 2012. Improvements are currently in progress with the use of CFP funds and the Housing Authority is on schedule to meeting this goal.
3. The PHA continues to improve its public housing management and improve advisory score to a higher performer level. The PHA is on schedule meeting this goal.
4. Increase assisted housing choices: The Housing Authority is achieving this goal by taking action over the past plan year increasing the voucher standard from 100% of the fair market rent to 110% additionally portability is covered in applicant briefings and they are provided with a "renters kit" which is very informative.
5. Provide an improved living environment: The PHA is maintaining a proper balanced income mix in all developments. The PHA meets income targeting requirements.
6. Promote self-sufficiency and asset development of families and individuals: The Housing Authority is meeting this goal by administering ongoing self-sufficiency programs and in addition, the Housing Authority has been able to accomplish an increase in working residents.
7. Ensure equal opportunity in housing for all Americans: The Housing Authority is meeting this goal with affirmative action measures as reinforced in the Fair Housing policy of the PHA.
8. Provide necessary professional development for PHA staff: The Housing Authority is meeting this goal by sending PHA staff to all HUD training workshops. In addition, PHA maintenance staff attended specialized training courses such as air conditioning repair, etc.
9. The PHA established the goal to provide services for elderly families through senior services. The PHA is meeting this goal.

The Housing Authority has adopted new policies and procedures to comply with current HUD regulations.

ATTACHMENT (I)
Mississippi Regional Housing Authority No. V
(MRHAV)

Violence Against Women Act (VAWA) Policy

I. Purpose and Applicability

The purpose of this Policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth MRHAV's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by MRHAV of all federally subsidized public housing. Notwithstanding its title, this Policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by MRHAV;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between MRHAV, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by MRHAV; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by MRHAV.

III. Other MRHAV Policies and Procedures

This Policy shall be referenced in and attached to MRHAV's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of MRHAV's Admissions and Continued Occupancy Policy. MRHAV's annual public housing agency plan shall also contain information concerning MRHAV's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of MRHAV, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance*. MRHAV will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents have the following specific protections, which will be observed by MRHAV:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by MRHAV as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of MRHAV to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, MRHAV may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of MRHAV to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or MRHAV, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, MRHAV as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the resident or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by MRHAV. Leases used for all public housing operated by MRHAV, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, MRHAV to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the

applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., MRHAV shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by MRHAV.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to MRHAV a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to MRHAV documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* – by providing to MRHAV a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by MRHAV, to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of MRHAV, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to MRHAV in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in

confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All residents of public housing administered by MRHAV shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Court Orders/Family Break-up

A. *Court orders.* It is MRHAV's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by MRHAV. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other MRHAV policies regarding family break-up are contained in MRHAV's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

X. Relationships with Service Providers

It is the policy of MRHAV to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If MRHAV staff become aware that an individual assisted by MRHAV is a victim of domestic violence, dating violence or stalking, MRHAV will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring MRHAV either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. MRHAV's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which MRHAV has referral or other cooperative relationships.

XI. Notification

MRHAV shall provide written notification to applicants, tenants, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. Amendment

This policy may be amended from time to time by MRHAV as approved by the MRHAV Board of Commissioners.