

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
(exp 05/31/2006)

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
2009

McCOMB HOUSING AUTHORITY

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.

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>McComb Housing Authority</u> PHA Code: <u>MS26P003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>435</u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: 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.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The PHA continues to 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. Improvements are currently in progress with the use of CFP funds and the Housing Authority is on schedule to meeting this goal. The Housing Authority has met or exceeded all goals and missions stated in the Five-Year Plan, therefore, no modifications were made. Progress achieved on quantifiable goals are as follows: The PHA continues its goal of increasing working families. This goal is being achieved. The PHA continues to increase accessible units over and above 504 requirements if there is a need. The PHA continues to reduced vacancies with improved maintenance techniques, improved management and occupancy controls along with capital fund improvements. The PHA continues to improved public housing management and improved advisory score to a high performer level. The PHA goal to renovate or modernize public housing units with Capital Fund Program funds is being achieved and is on schedule. The PHA continues its efforts to improve security by providing drug prevention programs and private security. The PHA continues to partnership with community agencies to provide residents drug prevention, educational and recreational programs. The PHA continues its goal to ensure equal access to assisted housing. The PHA continues to counseled with residents on homeownership and pledged our support if they choose to pursue homeownership. The Housing Authority will adopted new policies and procedures to comply with current regulations.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: NONE (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. McComb Housing Authority 1002 Sedgewick Street McComb, MS 39648				

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Streamlined Annual PHA Plan

PHA Fiscal Year 2009

[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

Attachment "A" MS003A01

Civil Rights Certifications (included with PHA Certifications of Compliance) and Significant Amendment

Attachment "B" MS003B01

Violence Against Women Act

Attachment "C" MS003C01

Resident Advisory Board and Comments

Attachment "D" MS002D01

Capital Fund Program Original Annual Statement FY2009

Attachment "E" MS003E01

P&E Statements for CFP FY 2007 & 2008

Attachment "G" MS003F01

CFP Five Year Action Plan

MS003V01

PHA 5 Year and Annual Plan

ATTACHMENT “A”

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. 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.

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 objective, 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;
- 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.

ATTACHMENT “B”

McCOMB HOUSING AUTHORITY POLICY ON VIOLATION AGAINST WOMEN (VAWA) AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

The VAWA prohibits the McComb Housing Authority (MHA) to evict or remove assistance from certain persons (including members of the victim’s immediate family) living in the MHA developments if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as described in Section 3 of the U.S. Housing Act of 1937, and amended by the Violence Against Women Reauthorization Act (VAWA) of 2005.

The MHA will accept certification from alleged victims in verifying this claim by a MHA resident.

The VAWA provides “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.” VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the MHA’s authority to terminate the tenancy of any tenant if the MHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant’s control and a tenant or immediate family member of the tenant’s family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the MHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

One of the following:

A police or court record documenting the actual or threatened abuse

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the MHA within 14 business days after the individual claiming victim status receives a request for such certification. The MHA, owner or manager will be aware that the delivery of the certification form to the tenant in response to an incident via mail may place the victim at risk, e.g., the abuser may monitor the mail. The MHA may require that the tenant come into the office to pick up the certification form and will work with tenants to make delivery arrangements that do not place the tenant at risk. This 14-day deadline may be extended at the MHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, the MHA may proceed with assistance termination.

The MHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the MHA deems the victim's life to be in imminent danger.

In extreme circumstances when the MHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the MHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

The MHA will request that a victim of the domestic violence described in this policy to provide evidence or certify to the MHA that the incident or incidents of abuse are bona fide

All information provided to the MHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

The MHA's five-year and Annual Plan contains information regarding any goals, activities, objectives, policies, or programs of the MHA that are intended to support assist victims of domestic violence described above.

Required Attachment _C_: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. Ms. Hilda Magee, 1009 Witterman Street, McComb, MS 39648
2. Ms. Clara Beecham, 1019 Witterman Street, McComb, MS 39648
3. Mr. Charles Holmes, 404 MLK Dr., McComb, MS 39648
4. Ms. Dorothy Lacking, 313 Pine Street, McComb, MS 39648
5. Ms. Mattie Combs, 1102 Warren Street, McComb, MS 39648
6. Ms. Mattie Brown, 313 Pine Street, McComb, MS 39648

SELECTION OF RESIDENT ADVISORY BOARD MEMBERS:

The Resident Advisory Board consists of six (6) members. They are selected by the housing authority and resident body.

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: McCOMB HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: MS26P003501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000			
3	1408 Management Improvements	128,068			
4	1410 Administration	77,785			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	115,000			
11	1465.1 Dwelling Equipment—Nonexpendable	11,000			
12	1470 Nondwelling Structures	230,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	777,853			
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	120,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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		77,785				
AMPI	Operations	1406		63,750				
	Security	1408		51,000				
	Training	1408		3,430				
	A/E Services	1430		8,500				
	Inspections, Surveys, Applications	1430		6,800				
	Consultant Services	1430		8,500				
	Site Improvements	1450		4,250				
	Water Heaters @ 300/ea	1460	5	2,125				
	Space Heaters @ 800/ea	1460	5	4,250				
	Modernization & UPCS Compliance:	1460	185	42,500				
	Force Account & Contract Activities at Designated Apartments & Buildings							
	Dryer Vents & Circuitry @ 300/ea							
	Water Heater Code Upgrades @ 400/ea							
	Flooring – 900 sq ft @ \$2.00/sq ft							
	Kitchen Cabinets @ \$3,000/ea							
	Interior Paint/Plaster Repairs @ \$2,500/ea							
	Interior Doors/Hardware @ \$250/ea							
	Electrical Upgrades, Fixtures @ \$1500/ea							
	Bathroom Renovations (Tubs, Surrounds, Flooring, Hardware) @ \$3,500/ea							

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
	Window/Screen Replacements @ \$400/unit							
	Stoves @ \$275/ea	1465.1	5	1,275				
	Refrigerators @ \$375/ea	1465.1	9	3,400				
	Office Addition	1470	1	230,000				
AMP II	Operations	1406		86,250				
	Security	1408		69,000				
	Training	1408		4,638				
	A/E Services	1430		11,500				
	Inspections, Surveys, Applications	1430		9,200				
	Consultant Services	1430		11,500				
	Site Improvements	1450		5,750				
	Water Heaters @ 300/ea	1460	8	2,875				
	Space Heaters @ 800/ea	1460	8	5,750				
	Modernization & UPCS Compliance:	1460	250	57,500				
	Force Account & Contract Activities at							
	Designated Apartments & Buildings							
	Dryer Vents & Circuitry @ 300/ea							
	Water Heater Code Upgrades @ 400/ea							
	Flooring – 900 sq ft @ \$2.00/sq ft							
	Kitchen Cabinets @ \$3,000/ea							
	Interior Paint/Plaster Repairs @ \$2,500/ea							
	Interior Doors/Hardware @ \$250/ea							

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
	Electrical Upgrades, Fixtures @ \$1500/ea							
	Bathroom Renovations (Tubs, Surrounds, Flooring, Hardware) @ \$3,500/ea							
	Window/Screen Replacements @ \$400/unit							
	Stoves @ \$275/ea	1465.1	7	1,725				
	Refrigerators @ \$375/ea	1465.1	10	4,600				
	GRAND TOTAL			777,853				

ATTACHMENT “E”

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

PHA Name: McCOMB HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: MS26P003501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
------------------------------------	--	---------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 9/30/2008 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	135,000	135,000	135,000	135,000
3	1408 Management Improvements	100,000	110,715.50	110,715.50	110,715.50
4	1410 Administration	67,000	67,000	67,000	67,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	17,433.61	17,433.61	16,203.61
8	1440 Site Acquisition				
9	1450 Site Improvement	158,434	32,652.75	32,652.75	30,792.75
10	1460 Dwelling Structures	202,290	274,447.28	274,447.28	251,427.22
11	1465.1 Dwelling Equipment—Nonexpendable	24,750	58,224.86	58,224.86	58,224.86
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	695,474	695,474	695,474	669,363.94
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	100,000	110,715.50	110,715.50	110,715.50
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: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-07 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		135,000	135,000	135,000	135,000	
	Security	1408		100,000	110,715.50	110,715.50	110,715.50	
	Administration	1410		67,000	67,000	67,000	67,000	
	A/E Fees, Inspections, Surveys	1430		8,000	4,900.12	4,900.12	3,670.12	
	Consultant: Asset Management	1430		0	8,341.65	8,341.65	8,341.65	
	Strategic Planner	1430		0	4,191.84	4,191.84	4,191.84	
	Maintenance Warehouse Parking/Fencing	1450		158,434	1,860	1,860	0	
	Create Parking Area for Maintenance							
	Vehicles & Employee Parking							
	Site Improvements: Tree Trimming	1450		0	30,792.75	30,792.75	30,792.75	
	Modernization Activities – Force Account	1460	435	119,250	237,801.53	237,801.53	214,781.47	
	& Contracting Activities at Designated							
	Apartments/Buildings as follows:							
	• Dryer Vent Installation & Electric							
	Circuitry @ 300/unit							
	• Water Heater Replacement/Code							
	Upgrades @ 400/unit							
	• Flooring – Remove/Replace Floor							
	900 sq.ft. @ \$2/sq.ft. =2,200/unit							
	• Kitchen Cabinets, Counter Tops,							
	Sinks, Plumbing @ 3,000/unit							
	• Interior Painting of Units/Repairs							
	to Plaster Walls @ 2,500/unit							

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-07 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	
	<ul style="list-style-type: none"> • Interior Door/Hdwe. Replacement 250 per door, 1,500/unit • Electrical Fixtures, Electrical Service, Circuitry Replace/Upgrades @ 1,500 • Bathroom Renovations – Plumbing Rough In, Tubs, Tub Surrounds, Wall Repairs, Floor Replaced @ 3,500/unit • Window/Screen Replacements @ 400 							
30-003 Utopia Homes	Refurbish Windows with Locks, Balances, Caulking – 512 Windows @ \$45/ea.	1460	64	23,040	23,040	23,040	23,040	
30-003	Install S/S Security Screens, 512 Windows @ 177	1460	64	60,000	13,605.75	13,605.75	13,605.75	
HA WIDE	Stoves @ 300 ea	1465.1	15	4,500	12,714	12,714	12,714	
	Refrigerators @ 375 ea	1465.1	30	11,250	28,590	28,590	28,590	
	Water Heaters @ 275 ea	1465.1	15	4,000	8,371.61	8,371.61	8,371.61	
	Space Heaters @ 500 ea	1465.1	10	5,000	8,549.25	8,549.25	8,549.25	
	Dump Truck for Trash/Garbage Removal/Disposal	1475	1	0	0	0	0	
	GRAND TOTAL			695,474	695,474	695,474	669,363.94	

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

PHA Name: McCOMB HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: MS26P003501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
------------------------------------	--	---------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 9/30/2008
 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	138,750	138,750	138,750	138,750
3	1408 Management Improvements	107,000	101,000	99,000	0
4	1410 Administration	77,700	77,700	77,700	77,700
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000	35,500	18,850	0
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	10,000	0	0
10	1460 Dwelling Structures	358,028	295,500	5,950	0
11	1465.1 Dwelling Equipment—Nonexpendable	15,375	15,375	0	0
12	1470 Nondwelling Structures	0	74,028	0	0
13	1475 Nondwelling Equipment	15,000	23,000	0	0
14	1485 Demolition	0	7,000	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)	777,853	777,853	340,250	216,450
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	100,000	99,000	99,000	0
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: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-08 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		77,700	77,700	77,700	77,700	
AMPI	Operations	1406		59,000	59,000	59,000	59,000	
	Security	1408		42,365	42,365	42,365	0	
	Training	1408		4,000	1,000	0	0	
	A/E Services	1430		10,000	17,500	17,500	0	
	Inspections, Surveys, Applications	1430		8,000	4,000	1,350	0	
	Consultant Services	1430		10,000	5,000	0	0	
	Site Improvements	1450		5,000	5,000	0	0	
	Water Heaters @ 300/ea	1460	7	2,100	2,100	0	0	
	Space Heaters @ 800/ea	1460	5	4,000	4,000	0	0	
	Modernization & UPCS Compliance:	1460	185	149,145	120,000	3,000	0	
	Force Account & Contract Activities at Designated Apartments & Buildings							
	Dryer Vents & Circuitry @ 300/ea							
	Water Heater Code Upgrades @ 400/ea							
	Flooring – 900 sq ft @ \$2.00/sq ft							
	Kitchen Cabinets @ \$3,000/ea							
	Interior Paint/Plaster Repairs @ \$2,500/ea							
	Interior Doors/Hardware @ \$250/ea							
	Electrical Upgrades, Fixtures @ \$1500/ea							
	Bathroom Renovations (Tubs, Surrounds, Flooring, Hardware) @ \$3,500/ea							

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-08 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	
	Window/Screen Replacements @ \$400/unit							
	Stoves @ \$275/ea	1465.1	6	1,650	1,650	0	0	
	Refrigerators @ \$375/ea	1465.1	15	5,625	5,625	0	0	
	Office Addition	1470	1	0	74,028	0	0	
	Office Equipment Upgrades	1475		7,500	7,500	0	0	
	Maintenance Equipment	1475		0	3,000	0	0	
	Demolition	1485	2	0	7,000	0	0	
AMP II	Operations	1406		79,750	79,750	79,750	79,750	
	Security	1408		56,635	56,635	56,635	0	
	Training	1408		4,000	1,000	0	0	
	A/E Services	1430		10,000	0	0	0	
	Inspections, Surveys, Applications	1430		8,000	4,000	0	0	
	Consultant Services	1430		10,000	5,000	0	0	
	Site Improvements	1450		5,000	5,000	0	0	
	Water Heaters @ 300/ea	1460	10	3,000	3,000	0	0	
	Space Heaters @ 800/ea	1460	8	6,400	6,400	0	0	
	Modernization & UPCS Compliance:	1460	250	193,383	160,000	2,950	0	
	Force Account & Contract Activities at Designated Apartments & Buildings							
	Dryer Vents & Circuitry @ 300/ea							
	Water Heater Code Upgrades @ 400/ea							
	Flooring – 900 sq ft @ \$2.00/sq ft							

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

PHA Name: McCOMB HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P003501-08 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	
	Kitchen Cabinets @ \$3,000/ea							
	Interior Paint/Plaster Repairs @ \$2,500/ea							
	Interior Doors/Hardware @ \$250/ea							
	Electrical Upgrades, Fixtures @ \$1500/ea							
	Bathroom Renovations (Tubs, Surrounds, Flooring, Hardware) @ \$3,500/ea							
	Window/Screen Replacements @ \$400/unit							
	Stoves @ \$275/ea	1465.1	9	2,475	2,475	0	0	
	Refrigerators @ \$375/ea	1465.1	15	5,625	5,625	0	0	
	Office Equipment Upgrades	1475		7,500	7,500	0	0	
	Maintenance Equipment	1475		0	5,000	0	0	
	GRAND TOTAL			777,853	777,853	340,250	216,450	

ATTACHMENT “F”

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name McComb Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013	
	Annual Statement					
COCC		77,785	77,785	77,785	77,785	
AMP I		280,885	354,479	354,479	280,885	
AMP II		419,183	345,589	345,589	419,183	
CFP Funds Listed for 5-year planning		777,853	777,853	777,853	777,853	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	COCC	Management Fees	77,785	COCC	Management Fees	77,785
Annual						
Statement	AMP I	Operations	59,000	AMP I	Operations	59,000
		Security	42,365		Security	42,365
		Training	4,000		Training	4,000
		A/E Fees	10,000		A/E Fees	10,000
		Consultant Fees	10,000		Consultant Fees	10,000
		Inspections, Applications, Survey	8,000		Inspections, Applications, Survey	8,000
		Site Improvements	5,000		Site Improvements	5,000
		Force Account/Contract:	129,145		Force Account/Contract:	129,145
		Comprehensive Interior/Exterior			Comprehensive Interior/Exterior	
		Renovations			Renovations	
		Water Heaters	2,100		Water Heaters	2,100
		Space Heaters	4,000		Space Heaters	4,000
		Stoves	1,650		Stoves	1,650
		Refrigerators	5,625		Refrigerators	5,625
		Office Renovations			Office Renovations	
		Warehouse Renovations			Warehouse Renovations	
		Office Equipment			Office Equipment	
		Maintenance Equipment			Maintenance Equipment	
		Demolition			Demolition	
					Acquisition	73,594
	AMP II	Operations	79,750	AMP II	Operations	79,750
		Security	56,635		Security	56,635
		Training	4,000		Training	4,000

	A/E Fees	10,000		A/E Fees	10,000
	Consultant Fees	10,000		Consultant Fees	10,000
	Inspections, Applications, Survey	8,000		Inspections, Applications, Survey	8,000
	Site Improvements	5,000		Site Improvements	5,000
	Force Account/Contract:	154,704		Force Account/Contract:	50,000
	Comprehensive Interior/Exterior			Comprehensive Interior/Exterior	
	Renovations			Renovations	
	Water Heaters	3,000		Water Heaters	3,000
	Space Heaters	6,400		Space Heaters	6,400
	Stoves	2,475		Stoves	2,475
	Refrigerators	5,625		Refrigerators	5,625
	Office Renovations			Office Renovations	104,704
	Warehouse Renovations			Warehouse Renovations	
	Office Equipment			Office Equipment	
	Maintenance Equipment			Maintenance Equipment	
	Demolition			Demolition	
	Acquisition	73,594			
Total CFP Estimated Cost		\$777,853			\$777,853

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

Activities for Year : 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
COCC	Management Fees	77,785	COCC	Management Fees	77,785
AMP I	Operations	59,000	AMP I	Operations	59,000
	Security	42,365		Security	42,365
	Training	4,000		Training	4,000
	A/E Fees	10,000		A/E Fees	10,000
	Consultant Fees	10,000		Consultant Fees	10,000
	Inspections, Applications, Survey	8,000		Inspections, Applications, Survey	8,000
	Site Improvements	5,000		Site Improvements	5,000
	Force Account/Contract:	50,000		Force Account/Contract:	50,000
	Comprehensive Interior/Exterior			Comprehensive Interior/Exterior	
	Renovations			Renovations	
	Water Heaters	2,100		Water Heaters	2,100
	Space Heaters	4,000		Space Heaters	4,000
	Stoves	1,650		Stoves	1,650
	Refrigerators	5,625		Refrigerators	5,625
	Office Renovations			Office Renovations	
	Warehouse Renovations	49,145		Warehouse Renovations	
	Office Equipment	5,000		Office Equipment	
	Maintenance Equipment	25,000		Maintenance Equipment	
	Demolition			Demolition	79,145
	Renovations/Handicapped Accessibility	73,594			
AMP II	Operations	79,750	AMP II	Operations	79,750
	Security	56,635		Security	56,635

	Training	4,000		Training	4,000
	A/E Fees	10,000		A/E Fees	10,000
	Consultant Fees	10,000		Consultant Fees	10,000
	Inspections, Applications, Survey	8,000		Inspections, Applications, Survey	8,000
	Site Improvements	5,000		Site Improvements	5,000
	Force Account/Contract:	84,704		Force Account/Contract:	50,000
	Comprehensive Interior/Exterior Renovations			Comprehensive Interior/Exterior Renovations	
	Water Heaters	3,000		Water Heaters	3,000
	Space Heaters	6,400		Space Heaters	6,400
	Stoves	2,475		Stoves	2,475
	Refrigerators	5,625		Refrigerators	5,625
	Office Renovations			Office Renovations	
	Warehouse Renovations	45,000		Warehouse Renovations	
	Office Equipment			Office Equipment	
	Maintenance Equipment	25,000		Maintenance Equipment	
	Demolition			Demolition	104,704
				Renovations/Handicapped Accessibility	73,594
	Total CFP Estimated Cost	\$777,853			\$777,853