

9.1	<p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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	<p>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.</p> <ul style="list-style-type: none"> (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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

ATTACHMENT – ms004a01
ANNUAL PLAN PROGRESS REPORT (FOR FY 2008)

The Housing Authority of the City of Meridian

Meridian, Mississippi

FY 2008
Annual Plan Progress Report
For Year Four – FY 2009

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

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 MHA 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 crime and discrimination.
- The Meridian Housing Authority's mission is:
To provide decent, safe and affordable housing with reasonable accommodations for eligible citizens of Meridian, Mississippi, and programs that promote self-sufficiency, empowerment and respect.

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:
Progress Report: As of 01/01/08, MHA received two additional DVP vouchers increasing its number of baseline HCV vouchers to 150. MHA will to apply for two additional vouchers effective January 8, 2009 increasing our baseline to 152 vouchers.
- Reduce public housing vacancies: Maintain an annual public housing vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less by March 31, 2009.
Progress Report: As of 12-31-08, the Meridian Housing Authority has an annual vacancy rate of approximately 1.52%. Additionally, MHA will continue to administer an AmeriCorps grant which allows 25 members to complete public housing renovations.
- Leverage private or other public funds to create additional housing opportunities:
Progress Report: MHA received funding for a \$17.3 million dollars HOPE VI grant in June 2004. As of 12/31/08, revitalization efforts are "on schedule" in the new Carousel Place Rental phase II where 132 units are now completed. "Certificates of Occupancy" were released on 08/14/08 and HUD issued the Date of Funding Availability effective 08/18/08. MHA will use Replacement Housing

Factor Funding (RFP) combined with remaining HOPE VI funding to create up to 8 additional single family homes during the final phase of its HOPE VI revitalization project. MHA will apply for grants including future HOPE VI revitalization efforts which will allow the Authority to create additional housing opportunities.

☒ Acquire or build units or developments
Progress Report: MHA will submit a mixed financing packet by 12/31/09 to either modernize, place under disposition, or demolish the Frank Berry Courts Housing Development. MHA will also finalize its assessment and present to HUD its plan to place 81 units of market rate apartments owned by MHA, under the Annual Contributions Contract. MHA will build eight single family homes on property owned by MHA utilizing HOPE VI and Replacement Housing Factor Funding by 09/30/09.

☒ Other (list below)
 Acquire land to construct replacement housing by March 2009, to provide self-sufficiency opportunities to residents of public housing.
Progress Report: MHA will purchase several parcels of property and dilapidated row-houses located in the new Carousel Place community. Homes constructed on these parcels will be made available to public housing and housing choice voucher eligible residents first. MHA will continue to pursue purchasing two additional parcels of properties in the new Carousel Place Homeownership community. The properties in question are currently tied up in court proceedings.

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

☒ Improve public housing management: HUD will continue to recognize the MHA as a high performer with a PHAS score of 90% or greater with no single indicator producing a score below C by March 31, 2010.

Progress Report: On December 15, 2008, MHA received a PHAS score of 86 designating the agency as a “standard performer.” MHA is currently involved in efforts to restructure the agency to comply with asset management protocols, with strong emphasis placed on improving scores under the PHAS physical indicator.

☒ Improve voucher management: (SEMAP score 96)

Progress Report: On 03/31/08, HUD designated MHA’s Housing Choice Voucher program as a “high performer” after MHA received an overall score of 100%. MHA is currently involved in efforts to restructure the agency’s operation in order that high performance status is repeated effective 03/31/09.

☒ Increase customer satisfaction:

Progress Report: As of FYE 08, the Meridian Housing Authority has shown the following progress as it related to increasing customer satisfaction. Additionally, MHA succeeded in complying with HUD requirements as it related to the following areas of resident satisfaction:

	<u>FY 2005</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>
Maintenance:	89.0%	79.7%	N/A	77.2%
Communication:	74.7%	75.1%	N/A	77.2%
Safety:	79.1%	74.3%	N/A	(73.4%)*
Service:	92.3%	84.7%	N/A	88.3%
Neighborhood appearance:	67.6%	63.3%	N/A	(67.1%)*

*MHA is currently involved in efforts to restructure the agency's operation in order that increased customer satisfaction efforts can exceed the HUD required goal of 75% by 03/31/10 in these two areas. Additionally, 148 quality control inspections were conducted by property managers from January 1, 2008 through December 31, 2008.

Effective April 1, 2009, MHA's RAB will conduct customer service calls and quality control protocols.

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
Progress Report: During its efforts to convert to Project Based Accounting and Asset Management,
MHA will continue to provide cross training opportunities relative to accounting and procurement processes.
As of 12//31/08: MHA continues to provide training to all departments. A Director of Finance & Administration has been hired and the accounting department conducted over four budget training sessions with MHA property managers.
- Renovate or modernize public housing units: (on-going)
Progress Report: As of 12/31/08, MHA specialty crews have renovated approximately 291 public housing units. Since the beginning of the 2008 fiscal year, the following modernization efforts have been achieved:
 1. Interior painting at (40) occupied units at Frank Berry Courts
 2. Heating system replacement at (75) Western Gardens units
 3. Bathroom renovations at (155) Western Gardens units
 4. Canopy addition to MHA Central Office
 5. Playground upgrades at Western Gardens (basketball court)
 6. Playground signage (agency wide)
 7. Building identification signage at Magnolia Court
 8. Fire damage renovation at (4) four Western Gardens units
 9. Fire damage renovation at (1) one George Reese Court unit
- Demolish or dispose of obsolete public housing:
Progress Report: MHA received a HOPE VI grant to demolish and revitalize the J. T. Davis and the Victory Village community (now known as Carousel Place).
As of 12/31/08, closing documents for Carousel Homeownership have been completed. MHA will monitor all HUD funding efforts and will apply for future HOPE VI funding to revitalize the Frank Berry community.
- Provide replacement public housing:
Progress Report: MHA will utilize Replacement Housing Factor Funding to continue infrastructure and revitalization efforts to eight single family dwelling structures in the HOPE VI community of Carousel Place Homes. The project has been approved by HUD and is expected to be completed by September 2009.
- Provide replacement vouchers: March 2010
Progress Report: As of 12/31/08, MHA has applied for two additional (DHAP)

vouchers. If this effort is successful, MHA's HCV baseline count will increase from 150 to 152.

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling: Ongoing

Progress Report: Voucher mobility counseling sessions are held monthly by MHA intake staff.

Conduct outreach efforts to potential housing choice voucher landlords

Progress Report: MHA conducted landlord briefing sessions in February 2008 and additional sessions are scheduled for August 2009. Additionally, MHA has developed a website which promotes the Section 8 efforts of the authority. As of December 15, 2008, MHA has been recognized by HUD as a High Performer in the area of managing its Housing Choice Voucher program. MHA has also procured the services of a professional public relations firm and a DVD has been produced to inform potential voucher landlord about MHA's HCV program.

Increase voucher payment standards

Implement voucher homeownership program:

Progress Report: As of 12-28-05, MHA has entered into an MOU with the Mississippi Home Corporation, with Multi County Community Service Agency, Inc. (MCCSA) to provide counseling and training to MHA residents relative to the homeownership program. Homeownership program has been officially implemented and 27 participants are actively involved. Two participants have purchased homes and 15 participants have established escrow accounts. Several community and social service organizations have agreed to partner with MHA to ensure that participants reach their homeownership goals.

Implement public housing or other homeownership programs:

Consistent with national and state public housing philosophies of helping resident achieve self-sufficiency, MHA was the first Authority in the state to acquire existing single family homes. The goal of the program is home ownership for qualified MHA residents Housing Choice Voucher participants, and local eligible residents.

Progress Report: As of 12-15-06, MHA received an FSS public Housing Ross Grant to implement the homeownership program to include 25 public housing residents. A coordinator has been hired and 28 residents are receiving services which will allow homeownership opportunities. To date, 9 residents have established escrow accounts and 23 public housing FSS participants are enrolled in the AmeriCorps construction (Section 3) training program.

Implement public housing site-based waiting lists:

Progress Report: On going

Convert public housing to vouchers: Review by March 2010

Progress Report: This objective is scheduled for review in March 2010

Other: (list below)

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

- ☒ PHA Goal: Provide an improved living environment free from crime and discrimination.
Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
At least twice a year during the next five years, MHA will offer rental specials such as one month rent-free options.
MHA will also use the HUD suggested practice of skipping others on the waiting list to accomplish the deconcentration of poverty.
Progress Report: MHA currently offers rental specials of one month free-rent incentives at Eastern & Western Gardens in an effort to bring high income households into lower income developments. (See deconcentration of poverty policy attachment). MHA's resident advisory also provides monthly incentives for "yard of the month" and "property of the month".
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
(See Deconcentration of Poverty Policy Attachment **ms004a01**)
 - ☒ Implement public housing security improvements:
MHA will reduce by 10% the overall Part I crime in developments by March 31, 2010.
 - a. MHA will reduce by 10% the overall Part II crime in the developments by March 31, 2009.
 - b. MHA will contract community policing services through the Meridian Police department to patrol all properties seven days a week.
 - c. MHA will maintain contracts with non-profit agencies such as the Youth Excitement Team and Boys & Girls Club to provide recreation and other drug-free alternative activities.
 - d. MHA will increase by 10% the annual enrollment in the Neighborhood Network Center by March 31, 2009.

Progress Report: As of April 1, 2008, MHA renewed its contract with the Meridian Police Department to provide security services for the Authority. The police department provides two full-time officers who supply the Authority with community-policing services in and around all properties managed by the Authority. The liaison officers provide daily activity log sheets identifying calls for service by the residents and daily incident reports on criminal activities occurring on and around the development of the sites managed by the Authority.

The policing service provides monthly crime statistics that reflect incidents resulting in arrest in addition to calls for service. This information is forwarded to MHA management and lease enforcement is enacted immediately. MHA has also procured the services of a security consulting firm which analyzes criminal data supplied by the Meridian Police Department.

As a result of the relationship between MHA and MPD Part I crimes in the developments which include: a) assaults; b) burglaries, c) arsons, d) auto theft, e)

drug activities, f) murders, g) rape, h) hate crimes as of 12-31-08 produced a slight decrease in comparison to 12-31-07.

Part II crimes which are identified as: a) discharged weapons, b) vandalism, c) fights, d) suspicious vehicles, e) disturbances produced a slight decrease in comparison to 12-31-07.

Approximately 399 criminal violators have been identified by MPD and banned from all MHA managed properties.

MHA continues to contract with non-profit and faith based organizations such as the Boys and Girls Club, Boys and Girl Scouts of America, Free Gospel Temple, and 4-H Clubs of Mississippi in an effort to provide recreation and drug-free alternative activities for the youth population. Over 60 MHA youth participated in a variety of recreational events such as football camp sponsored by NFL football players, in addition to baseball and basketball tournaments.

MHA has hired a Community Organizer to assist in encouraging and promoting after school tutoring and computer literacy enrollment at Neighborhood Network Center. Enrollment has increased over 10% since last year.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress Report: MHA currently has community-room space at each development site which is being utilized by many of its senior residents. The newly renovated Neighborhood Network Center offers numerous opportunities for elderly resident activities. The AmeriCorps Rebuilds Mississippi program will provide volunteers to complete structural upgrades to the designated Community Centers, for the purpose of providing community space for the city wide Resident Advisory Board's activities.

MHA submitted a Designated Housing Plan for the HOPE VI Carousel Place (formerly Victory Village). The Plan was approved during the fourth quarter of 2007 and will allow 22 units at the aforementioned site to be occupied by senior residents only.

Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:
MHA will continue to work with Meridian Community College to provide entrepreneurial training, job search, and employability workshop for residents.

MHA will continue partnerships with community service agencies such as:

- a. Multi-County Community Service Agency (MCCSA)
- b. Senior Aides
- c. East Central Planning and Development District (ECPDD)
- d. Meridian Public School System
- e. Youth Excitement Team

Progress Report: As of 12-28-08, MHA has employed the services of a Neighborhood Network coordinator who currently conducts work force training classes to MHA residents. 22 MHA residents are currently enrolled in the Workforce Development classes, 7 residents graduated during the fourth quarter of 2007.

☒ Provide or attract supportive services to improve assistance recipients' employability:

MHA will continue to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training.

MHA will provide our residents on-the-job training through the AmeriCorps Program with emphasis on apartment renovations and construction trades.

MHA will continue to provide residents the opportunity to receive their GED and job trainings four days a week in the newly renovated Neighborhood Network Center and MCC WEBB Center. *MHA will continue early intervention through its pre-kindergarten programs and "Parents As Teachers" in partnership with Meridian Public Schools.

Progress Report: As of 12-28-08, MHA continues to partner with the Department of Human Services in affording residents the opportunity to gain on-the-job training opportunities.

- MHA continues to provide our residents with "on-the-job training opportunities" through the AmeriCorps Program.

- MHA continues to provide residents the opportunity to receive adult basic education and GED opportunities along with workforce investment job training four days a week in the Neighborhood Network Center and MCC WEBB Center. MHA has partnered with the Meridian Public School District and has full-time early intervention programs on four of its housing sites.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

MHA will continue to apply annually for the EDSS funds available

MHA will continue to partner with the following agencies in providing programs to assist elderly and disabled families in continuous independent living:

1. Multi-County Community Service Agency
2. East Central Planning and Development District
3. Senior Aides
4. Weems Senior Life
5. Deaconess Home Health Care

MHA has employed the services of a Resident Service Coordinator to oversee activities of its senior population.

Progress Report: MHA will continue to apply for the EDSS funds available through the NOFA. MHA continues to partner with the following agencies to provide programs to assist elderly and disabled families in continuous independent living:

- 1) Multi-County Community Service Agency (MCCSA)
- 2) Senior Aides

MHA has employed the services of a Resident Service Coordinator to oversee activities of its senior population.

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:
Progress Report: on going
 - 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:
Progress Report: on going
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- 1. Study, evaluate and recommend appropriate supply of affordable housing for low and moderate income household and special need populations**
 - a. Rehabilitate, reconfigure and/or redesign existing properties (on-going)
 - b. Determine which properties, if any, should be demolished or disposed (on-going)
 - c. Seek out alternative forms of redevelopment (on-going)
 - d. Increase housing supply for special need populations (on-going)
 - e. Focus on the needs of prospective clients (on-going)
 - f. Expand acquisition of single family homes and implement home ownership program (on-going)
- 1. Identify and initiate services and programs that meet the needs of MHA clients**
 - a. Improve safety, decrease incidence of criminal activity and eliminate conditions that may contribute to crime at all properties (on-going)
 - b. Expand prevention and intervention services in all areas of family care (on-going)
 - c. Expand opportunities for residents to increase job training, life skills development, technology and diversity training.(on-going)
 - d. Provide necessary supportive services associated with special needs housing (on-going)
 - e. Implement site-based programs; establish information liaison.(on-going)
- 1. Enhance relationships with government agencies and community**
 - a. Improve communications with HUD, local government and service agencies, and the community at-large to ensure program and service awareness.(on-going)
 - b. Coordinate and expand partnerships with existing agencies for increased services for clients.(on-going)
- 1. Improve financial base; update Authority's policies; implement cross-training of employees**
 - a. Restructure operations in order to reduce costs and increase customer responsiveness.(on-going)

- b. Implement consolidated financial reporting.(on-going)
 - c. Increase subcontracting opportunities when advantageous to the Authority's fiscal operations.(on-going)
 - d. Review and study long-term impact of salary schedule and employee benefit package(completed)
 - e. Update Authority's policies, including Personnel and Procurement (on-going)
 - f. Seek grants and alternative forms of funding (Grants writer hired)
1. **Evaluate Queen City Properties for the purpose of determining routine maintenance needs and extraordinary maintenance needs, as well as long term financial viability of the properties in whole or in part**
- a. List and prioritize extraordinary maintenance needs based on structural soundness and safety(on-going)
 - b. List and prioritize routine maintenance needs to enhance appearance and to inhibit structural aging(on-going)
 - c. Seek immediate financial help to accomplish extraordinary maintenance (on-going)
 - d. Explore opportunities to sell the properties in whole or in part (on-going)
 - e. Pursue alternative allocation and/or elimination of expenses in order to reach a positive cash flow status(on-going)
 - f. Explore areas in which Queen City, as a separate entity, could pursue other funding and/or non-rental income.(on-going)

HOPE VI Budget

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

OMB Approval No. 2577-0208
(exp. 12/2004)

Part I: Summary

Public Reporting Burden for this collection of information is estimated to average 6 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.
This information is necessary to provide details on the funds requested by Housing Authorities. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. The requested information will be reviewed by HUD to determine if the amount requested is

reasonable and whether the required percentages of capital and supportive services funds are met. Responses to the collection are required by the appropriation under which the HOPE VI grant was funded. The information collected does not lend itself to confidentiality
HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

PHA Name: <u>Meridian Housing Authority</u>	HOPE VI Grant Number: <u>MS26URD0041103</u>
Devel. Name: <u>Victory Village</u>	Budget Revision Number: <u>Revision 3</u>

Line No.	Summary by Budget Line Item	Revised Overall HOPE VI Budget for All Project Phases	Previous Amount of Funds Authorized for Expenditure	Changes Requested in this Revision	HUD-Approved Total Amount of Funds Authorized for Expenditure
1	1408 Management Improvements/ Community and Supportive Services	\$ 2,197,083.00	\$ 1,987,048.00	\$ -	
2	1410 Administration	\$ 475,000.00	\$ 396,487.00	\$ -	
3	1430 Fees and Costs	\$ 2,737,479.00	\$ 2,266,344.00	\$ -	
4	1440 Site Acquisition	\$ 758,000.00	\$ 158,000.00	\$ -	
5	1450 Site Improvement	\$ 1,153,001.00	\$ 988,665.00	\$ 164,336.00	
6	1460 Dwelling Structures	\$ 8,317,486.00	\$ 6,925,438.00	\$ -	
7	1465 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	
8	1470 Nondwelling Structures	\$ 1,457,000.00	\$ 1,370,043.00	\$ -	
9	1475 Nondwelling Equipment	\$ 47,917.00	\$ 47,917.00	\$ -	
10	1485 Demolition	\$ 88,109.00	\$ 137,940.00	\$ (49,831.00)	
11	1495 Relocation Costs	\$ 50,000.00	\$ 50,000.00	\$ -	
12	Total Funds Authorization (Sum Of Lines 1-11)		\$ 14,327,882.00	\$ 114,505.00	
13	U2000 Funds held in Reserve		\$ 2,953,193.00		
14	Amount of HOPE VI Grant (Sum Of Lines 1-13)	\$ 17,281,075.00	\$ 17,281,075.00		

Signature of PHA Executive Director

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Authorized HUD Official

X

Date

X

Date

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Prior Bdgt Date 01/31/2007	PHA: Meridian Housing Authority Development Name: Victory Village	Budget Revision Number Revision 3	Grant Number MS26URD0041103
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Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

1408	MANAGEMENT IMPROVEMENTS						
	MHA will hire a qualified individual to serve as a full time HOPE VI Coordinator for a period of four years. Funds requested include both salary and fringe benefits	\$ 180,429.00			\$ 137,975.00	\$ -	\$ 137,975.00
	MHA will hire a qualified individual to serve as a full time HOPE VI Coordinator for a period of four years. Funds requested include both salary and fringe benefits JT Davis	\$ 85,571.00			\$ 85,571.00		\$ 85,571.00
	MHA will purchase vehicles on a competitive basis	\$ 42,189.75			\$ 42,189.75		\$ 42,189.75
	MHA will hire a qualified individual to serve as a full time Construction Inspector for a period of three years. Funds requested include both salary and fringe benefits.	\$ 152,619.00			\$ 128,474.00	\$ -	\$ 128,474.00
	MHA will hire a qualified individual to serve as a full time Construction Inspector for a period of three years. Funds requested include both salary and fringe benefits. JT Davis	\$ 72,381.00			\$ 72,381.00		\$ 72,381.00
	MHA will hire a qualified individual to serve as a full time HOPE VI Accountant for a period of four years. Funds requested include both salary and fringe benefits.	\$ 73,935.00			\$ 56,538.00	\$ -	\$ 56,538.00
	MHA will hire a qualified individual to serve as a full time HOPE VI Accountant for a period of four years. Funds requested include both salary and fringe benefits. JT Davis	\$ 35,065.00			\$ 35,065.00		\$ 35,065.00
	MHA will hire a qualified individual to serve as a full time HOPE VI Secretary for a period of four years. Funds requested include both salary and fringe benefits.	\$ 135,662.00			\$ 103,741.00	\$ -	\$ 103,741.00
	MHA will hire a qualified individual to serve as a full time HOPE VI Secretary for a period of four years. Funds requested include both salary and fringe benefits. JT Davis	\$ 64,338.00			\$ 64,338.00		\$ 64,338.00
	Capital Total 1408 Cost	\$ 842,189.75	\$ -		\$ 726,272.75	\$ -	
1408	Community and Supportive Services						

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

	MHA will, through a competitive process, purchase thirty (30) computers.	\$ 50,000.00			\$ 50,000.00		\$ 50,000.00
	MHA will hire a qualified individual to serve full time for a period fo 4 years. Funds requested include both salary and fringe benefits.	\$ 140,744.00			\$ 140,744.00		\$ 140,744.00
	MHA will hire a qualified individual to serve full time for a period fo 4 years. Funds requested include both salary and fringe benefits. JT Davis	\$ 119,256.00			\$ 119,256.00		\$ 119,256.00
	MHA will hire a qualified individual to serve as Case Manager full time for a period for 4 years. Funds requested include both salary and fringe benefits.	\$ 120,174.00			\$ 120,174.00		\$ 120,174.00
	MHA will hire a qualified individual to serve as Case Manager full time for a period for 4 years. Funds requested include both salary and fringe benefits. JT Davis	\$ 101,826.00			\$ 101,826.00		\$ 101,826.00
	MHA will hire a qualified individual to serve as Resident Services Coordinator full time for a period of 4 years. Funds requested include both salary and fringe benefits.	\$ 118,008.00			\$ 118,008.00		\$ 118,008.00
	MHA will hire a qualified individual to serve as Resident Services Coordinator full time for a period of 4 years. Funds requested include both salary and fringe benefits. JT Davis	\$ 99,992.00			\$ 99,992.00		\$ 99,992.00
	MHA will, through a competititve process, retain the services of qualified consultants to plan and implement a program of entrepreneurship.	\$ 54,132.00			\$ 54,132.00		\$ 54,132.00
	MHA will, through a competitive process, retain the services of qualified consultants to plan and implement a program of entrepreneurship. JT Davis	\$ 45,868.00			\$ 45,868.00		\$ 45,868.00
	Update computer software programs	\$ 30,000.00			\$ 30,000.00		\$ 30,000.00
	Ten (10) percent of the salaries of these staff persons will be derived from HOPE VI funding. Funds requested include both 10% of salaries and benefits.	\$ 13,533.00			\$ 13,533.00		\$ 13,533.00
	Ten (10) percent of the salaries of these staff persons will be derived from HOPE VI funding. Funds requested include both 10% of salaries and benefits. JT Davis	\$ 11,467.00			\$ 11,467.00		\$ 11,467.00
	The estimated cost of office supplies, travel for work purposes, and office equipment for the staff involved in CSS functions associated with HOPE VI.	\$ 18,013.25			\$ 18,013.25		\$ 18,013.25

**HOPE VI Budget: Part II: Supporting Pages for Revision to
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Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

	The estimated cost of office supplies, travel for work purposes, and office equipment for the staff involved in CSS functions associated with HOPE VI. JT Davis	\$ 6,880.00			\$ 6,880.00		\$ 6,880.00
	Employee expenses associated with travel to HOPE VI conferences.	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00
	The MHA will invest 5% of CSS funds, or \$400,000 to support activities beyond the grant period.	\$ 400,000.00			\$ 305,882.00		\$ 305,882.00
	Total Community and Supportive Services Costs	\$ 1,354,893.25	\$ -		\$ 1,260,775.25	\$ -	\$ 1,260,775.25
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 2,197,083.00	\$ 2,197,083.00	\$ 1,442,269.71	\$ 1,987,048.00	1,987,048.00	\$ 1,987,048.00
	NEW TOTALS FOR HUD APPROVAL		\$ 2,197,083.00	\$ 1,442,269.71		\$ 1,987,048.00	\$ 1,987,048.00
	Percentage of BLI Budget			66%	90%	90%	90%

1410	ADMINISTRATION						
	Ten (10) percent to thirty (30) percent of the salaries of these staff persons will be derived from HOPE VI funding. Funds requested include both 10% to 30% of salaries and benefits.	\$ 274,380.00			\$ 209,820.00		\$ 209,820.00
	Ten (10) percent to thirty (30) percent of the salaries of these staff persons will be derived from HOPE VI funding. Funds requested include both 10% to 30% of salaries and benefits. JT Davis	\$ 125,620.00			\$ 125,620.00		\$ 125,620.00
	The estimated cost of office supplies, telephone, gas and maintenance of vehicles, and office equipment for the staff involved in management, improvement and administrative functions associated with HOPE VI.	\$ 34,298.00			\$ 26,228.00	\$ -	\$ 26,228.00
	The estimated cost of office supplies, telephone, gas and maintenance of vehicles, and office equipment for the staff involved in management, improvement and administrative functions associated with HOPE VI. JT Davis	\$ 15,702.00			\$ 15,702.00		\$ 15,702.00
	Employee expenses associated with travel to HOPE VI conferences.	\$ 25,000.00			\$ 19,117.00		\$ 19,117.00
							\$ -
							\$ -
Prior Bdgt	Total Changes		\$ -	\$ -		\$ -	

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

Date							0
01/31/2007	Previous Approved Budget Totals	\$ 475,000.00	\$ 475,000.00	\$ 395,001.52	\$ 396,487.00	39648	\$ 396,487.00
	NEW TOTALS FOR HUD APPROVAL		\$ 475,000.00	\$ 395,001.52		\$ 396,487.00	\$ 396,487.00
	Percentage of BLI Budget			83%	83%	83%	83%

1430	FEES AND COSTS						
	MHA will retain contractors for review and consultant purposes as well as delivering financial documents for HUD approval	\$ 526,859.00			\$ 402,893.00		\$ 402,893.00
	MHA will retain contractors for review and consultant purposes as well as delivering financial documents for HUD approval JT Davis	\$ 223,141.00			\$ 223,141.00		\$ 223,141.00
	Developer and its Architects were selected on a competitive basis. Developer will select additional consultants, if needed on a competitive basis.	\$ 1,490,769.00			\$ 1,143,600.00		\$ 1,143,600.00
	Developer and its Architects were selected on a competitive basis. Developer will select additional consultants, if needed on a competitive basis. JT Davis	\$ 431,710.00			\$ 431,710.00		\$ 431,710.00
	MHA will enter into an inter-governemtal agreement with Mississippi State University to evaluate the impact of HOPE VI on the community.	\$ 65,000.00			\$ 65,000.00		\$ 65,000.00
	MHA will enter into an inter-governemtal agreement with Mississippi State University to evaluate the impact of HOPE VI on the community. JT Davis	\$ -			\$ -		\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 2,737,479.00	\$ 2,737,479.00	\$ 2,266,344.00	\$ 2,266,344.00	2266344	\$ 2,266,344.00
	NEW TOTALS FOR HUD APPROVAL		\$ 2,737,479.00	\$ 2,266,344.00		\$ 2,266,344.00	\$ 2,266,344.00
	Percentage of BLI Budget			83%	83%	83%	83%

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

1440	SITE ACQUISITION						
	Includes acquisition and long-term subsidy of 12 off site newly constructed homes in non-impacted area and church property next to Victory Village.	\$ 444,000.00			\$ -	\$ -	\$ -
	MHA Maintenance Facility JT Davis	\$ 88,000.00			\$ 88,000.00		\$ 88,000.00
	Includes acquisition and long-term subsidy of 8 off site newly constructed or rennovated homes in impacted area	\$ 156,000.00					\$ -
	Includes acquisition and long term subsidy of church owned property and flop house.	\$ 70,000.00			\$ 70,000.00		\$ 70,000.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 758,000.00	\$ 758,000.00	\$ 158,000.00	\$ 158,000.00	158,000	\$ 158,000.00
	NEW TOTALS FOR HUD APPROVAL		\$ 758,000.00	\$ 158,000.00		\$ 158,000.00	\$ 158,000.00
	Percentage of BLI Budget			21%		21%	21%

1450	SITE IMPROVEMENTS						
	Cost of site improvements not being paid through private and public donations. Contractor will be selected by Developer through competitive process.	\$ 988,665.00	\$ 164,336.00		\$ 988,665.00	\$ 164,336.00	\$ 1,153,001.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt	Total Changes		\$ 164,336.00	\$ -		\$ 164,336.00	

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

Date							\$ 164,336.00
01/31/2007	Previous Approved Budget Totals	\$ 988,665.00	\$ 988,665.00	\$ 988,665.00	\$ 988,665.00	988665	\$ 988,665.00
NEW TOTALS FOR HUD APPROVAL			\$ 1,153,001.00	\$ 988,665.00		\$ 1,153,001.00	\$ 1,153,001.00
Percentage of BLI Budget				86%	86%	100%	100%

1460	DWELLING STRUCTURES						
	Developer will select General Contractor to complete on-site construction on a competitive basis. Costs are apportioned on basis of replacement units to all units.	\$ 7,874,535.00	\$ (114,505.00)		\$ 6,367,982.00		\$ 6,367,982.00
	Developer will select General Contractor to complete on-site construction on a competitive basis. Costs are apportioned on basis of replacement units to all units. (J.T. Davis)	\$ 557,456.00			\$ 557,456.00		\$ 557,456.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ (114,505.00)	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 8,431,991.00	\$ 8,431,991.00	\$ 6,925,438.00	\$ 6,925,438.00	6925438	\$ 6,925,438.00
NEW TOTALS FOR HUD APPROVAL			\$ 8,317,486.00	\$ 6,925,438.00		\$ 6,925,438.00	\$ 6,925,438.00
Percentage of BLI Budget				83%	83%	83%	83%

1465	DWELLING EQUIPMENT - NONEXPENDABLE				\$ -	\$ -	\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ -	\$ -	\$ -	\$ -		\$ -
NEW TOTALS FOR HUD APPROVAL			\$ -	\$ -		\$ -	\$ -
Percentage of BLI Budget				%	%	%	%

1470	NONDWELLING STRUCTURES						
	MHA will retain services of a contractor on a competitive basis to construct new facilities on PHA property.	\$ -			\$ -		\$ -
	MHA will retain services of a contractor on a competitive basis to construct new Maintenance facility on PHA property .	\$ 812,000.00			\$ 725,043.00		\$ 725,043.00
	Developer will retain services of a contractor to construct a new community building	\$ 645,000.00			\$ 645,000.00		\$ 645,000.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 1,457,000.00	\$ 1,457,000.00	\$ 1,370,043.00	\$ 1,370,043.00	1370043	\$ 1,370,043.00
NEW TOTALS FOR HUD APPROVAL			\$ 1,457,000.00	\$ 1,370,043.00		\$ 1,370,043.00	\$ 1,370,043.00
Percentage of BLI Budget				94%	94%	94%	94%

1475	NONDWELLING EQUIPMENT						
	MHA will purchase vehicles on a competitive basis.	\$ 47,917.00			\$ 47,917.00		\$ 47,917.00
							\$ -
							\$ -

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	
01/31/2007	Previous Approved Budget Totals	\$ 47,917.00	\$ 47,917.00	\$ 47,917.00	\$ 47,917.00	47917	\$ 47,917.00
	NEW TOTALS FOR HUD APPROVAL		\$ 47,917.00	\$ 47,917.00		\$ 47,917.00	\$ 47,917.00
	Percentage of BLI Budget			100%	100%	100%	100%

1485	DEMOLITION						
	Cost of demolition of maintenance building. Cost of on-site demolition was covered by a 2001 HOPE VI Demolition Grant.	\$ 137,940.00	\$ (49,831.00)		\$ 137,940.00	\$ (49,831.00)	\$ 88,109.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ (49,831.00)	\$ -		\$ (49,831.00)	
01/31/2007	Previous Approved Budget Totals	\$ 137,940.00	\$ 137,940.00	\$ 88,109.45	\$ 137,940.00	137940	\$ 137,940.00
	NEW TOTALS FOR HUD APPROVAL		\$ 88,109.00	\$ 88,109.45		\$ 88,109.00	\$ 88,109.00
	Percentage of BLI Budget			100%	157%	100%	100%

1495	RELOCATION COSTS						
	Relocation Benefits will be needed to assist families in moving to Victory Village.	\$ 50,000.00			\$ 50,000.00		\$ 50,000.00

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Prior Bdgt Date	Total Changes		\$ -	\$ -		\$ -	0
01/31/2007	Previous Approved Budget Totals	\$ 50,000.00	\$ 50,000.00	\$ 22,778.96	\$ 50,000.00	50000	\$ 50,000.00
	NEW TOTALS FOR HUD APPROVAL		\$ 50,000.00	\$ 22,778.96		\$ 50,000.00	\$ 50,000.00
	Percentage of BLI Budget			46%	100%	100%	100%

Total Changes	\$ -	\$ -		\$ 114,505.00	\$ 114,505.00
Previous Approved Budget Totals	\$ 17,281,075.00	\$ 13,704,566.64	\$ 14,327,882.00	14327882	\$ 14,327,882.00
NEW BLI TOTAL	\$ 17,281,075.00	\$ 13,704,566.64		\$ 14,442,387.00	\$ 14,442,387.00

J.T. Davis Court										
Meridian, MS										
Rental										
DRAW SCHEDULE With Part B Expenses										
		Closing								
	<u>BUDGET</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	
SOURCES										
PART A										
Equity	3,455,884	1,036,765	-	-	-	-	-	-	-	-
MHA Loan - Bonds and HOPE VI	6,341,708	141,804	337,592	279,866	280,463	338,686	281,456	282,055	340,280	
Construction Loan		-	112,531	93,289	93,488	112,895	93,819	94,018	113,427	
PART B										
HOPE VI Funds	1,152,759	167,356	38,171	38,171	38,171	38,171	38,171	38,171	38,171	
Capital Funds - Bonds	1,426,517	1,426,517								
Other: HOPE VI Demolition Grant	555,662	455,662			100,000					
	(0)									
Total Sources	12,932,530	3,228,103	488,294	411,325	512,122	489,751	413,445	414,244	491,878	
USES										
PART A										
Hard Costs	6,157,495	50,000	366,450	366,450	366,450	366,450	366,450	366,450	366,450	
Hard Cost Contingency	307,875		76,969			76,969			76,969	
Architect/Engineer-Design	301,738	301,738								
Architect/Engineer-Inspection	113,967		6,704	6,704	6,704	6,704	6,704	6,704	6,704	
Phase I	5,000	5,000								
Soil Borings and Analysis	55,000	55,000								
Surveys	48,500	24,250								
Water & Sewer Taps	86,845	-								
Appraisal	8,000	8,000								
Market Study	1,500	1,500								
Legal	175,000	165,000								
Cost Certification/Accounting	25,000									
Property Insurance	65,136	65,136								
Title/Recording	75,000	75,000								
Bridge Loan Fees	42,000	42,000								
Construction Interest	135,473		-	-	797	1,458	2,120	2,920	3,584	
Tax Credit State Fees	90,128	45,814								
Lease-up Costs	100,489									
FF & E	49,536									
Operating Deficit Reserve Fund	705,000									
Working Capital (Includes Initial Operating Reserve o	136,551	136,551								
Affordability (ACC) Reserve	423,909									
Escrows	9,850									
Developer's Fee	678,600	203,580								
PART B										
Bond Issuance - Capitalized Interest	565,942	565,942								
Bond Issuance - Debt Service Reserve	563,250	563,250								
Bond Issuance - Cost of Issuance	297,325	297,325								
MHA Maintenance Facility	145,652									
Demolition and Remediation*	525,324	425,324			100,000					
Relocation*	30,338	30,338								
CSS Management Improvements	362,975		16,499	16,499	16,499	16,499	16,499	16,499	16,499	
CSS Other Services	22,314		1,014	1,014	1,014	1,014	1,014	1,014	1,014	
Administration - Management Improvements	257,355		11,698	11,698	11,698	11,698	11,698	11,698	11,698	
Administration - General	141,322		6,424	6,424	6,424	6,424	6,424	6,424	6,424	
Consultant Fees	223,141	167,356	2,536	2,536	2,536	2,536	2,536	2,536	2,536	
TOTAL USES	12,932,530	3,228,103	488,294	411,325	512,122	489,751	413,445	414,244	491,878	
*Occurred prior to closing										

J.T. Davis Court									
Meridian, MS									
Rental									
DRAW SCHEDULE With Part B Expenses									
	Marketing							Construction	
	Begins							Completion	
	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>
SOURCES									
PART A									
Equity	-	-	-	-	-	-	-	407,651	726,274
MHA Loan - Bonds and HOPE VI	348,187	283,656	341,998	284,775	285,380	285,885	305,280	-	-
Construction Loan	116,062	94,552	113,999	94,925	95,127	95,295	76,573	-	-
PART B									
HOPE VI Funds	38,171	38,171	38,171	38,171	38,171	38,171	38,171	38,171	38,171
Capital Funds - Bonds									
Other: HOPE VI Demolition Grant									
Total Sources	502,420	416,378	494,168	417,870	418,678	419,350	420,024	445,821	764,445
USES									
PART A									
Hard Costs	366,450	366,450	366,450	366,450	366,450	366,450	366,450	366,450	610,745
Hard Cost Contingency			76,968						
Architect/Engineer-Design									
Architect/Engineer-Inspection	6,704	6,704	6,704	6,704	6,704	6,704	6,704	6,704	6,704
Phase I									
Soil Borings and Analysis									
Surveys									24,250
Water & Sewer Taps	86,845								
Appraisal									
Market Study									
Legal									
Cost Certification/Accounting									
Property Insurance									
Title/Recording									
Bridge Loan Fees									
Construction Interest	4,250	5,054	5,876	6,546	7,353	8,025	8,699	9,374	9,917
Tax Credit State Fees									
Lease-up Costs								25,122	25,122
FF & E									49,536
Operating Deficit Reserve Fund									
Working Capital (Includes Initial Operating Reserve o									
Affordability (ACC) Reserve									
Escrows									
Developer's Fee									
PART B									
Bond Issuance - Capitalized Interest									
Bond Issuance - Debt Service Reserve									
Bond Issuance - Cost of Issuance									
MHA Maintenance Facility									
Demolition and Remediation*									
Relocation*									
CSS Management Improvements	16,499	16,499	16,499	16,499	16,499	16,499	16,499	16,499	16,499
CSS Other Services	1,014	1,014	1,014	1,014	1,014	1,014	1,014	1,014	1,014
Administration - Management Improvements	11,698	11,698	11,698	11,698	11,698	11,698	11,698	11,698	11,698
Administration - General	6,424	6,424	6,424	6,424	6,424	6,424	6,424	6,424	6,424
Consultant Fees	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536
TOTAL USES	502,420	416,378	494,168	417,870	418,678	419,350	420,024	445,821	764,445
*Occurred prior to closing									

J.T. Davis Court								
Meridian, MS								
Rental								
DRAW SCHEDULE With Part B Expenses								
	Break Even					Final		
	Occupancy					Closing		
	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>Total</u>	
SOURCES								
PART A								
Equity	41,742	35,039	9,917	9,917	79,231	1,109,349	3,455,884	
MHA Loan - Bonds and HOPE VI	-	-	-	-	-	1,924,346	6,341,708	
Construction Loan	-	-	-	-	-	(1,400,000)	-	
PART B								
HOPE VI Funds	38,171	38,171	38,171	38,171	38,171	183,823	1,152,759	
Capital Funds - Bonds							1,426,517	
Other: HOPE VI Demolition Grant							555,662	
						(0)	(0)	
Total Sources	79,913	73,210	48,087	48,087	117,401	1,817,518	12,932,530	
USES								
PART A								
Hard Costs							6,157,495	
Hard Cost Contingency							307,875	
Architect/Engineer-Design							301,738	
Architect/Engineer-Inspection	6,703						113,967	
Phase I							5,000	
Soil Borings and Analysis							55,000	
Surveys							48,500	
Water & Sewer Taps							86,845	
Appraisal							8,000	
Market Study							1,500	
Legal						10,000	175,000	
Cost Certification/Accounting					25,000		25,000	
Property Insurance							65,136	
Title/Recording							75,000	
Bridge Loan Fees							42,000	
Construction Interest	9,917	9,917	9,917	9,917	9,917	9,917	135,473	
Tax Credit State Fees					44,314		90,128	
Lease-up Costs	25,122	25,122					100,489	
FF & E							49,536	
Operating Deficit Reserve Fund						705,000	705,000	
Working Capital (Includes Initial Operating Reserve o							136,551	
Affordability (ACC) Reserve						423,909	423,909	
Escrows						9,850	9,850	
Developer's Fee						475,020	678,600	
PART B								
Bond Issuance - Capitalized Interest							565,942	
Bond Issuance - Debt Service Reserve							563,250	
Bond Issuance - Cost of Issuance							297,325	
MHA Maintenance Facility						145,652	145,652	
Demolition and Remediation*							525,324	
Relocation*							30,338	
CSS Management Improvements	16,499	16,499	16,499	16,499	16,499	16,499	362,975	
CSS Other Services	1,014	1,014	1,014	1,014	1,014	1,014	22,314	
Administration - Management Improvements	11,698	11,698	11,698	11,698	11,698	11,698	257,355	
Administration - General	6,424	6,424	6,424	6,424	6,424	6,424	141,322	
Consultant Fees	2,536	2,536	2,536	2,536	2,536	2,536	223,141	
TOTAL USES	79,913	73,210	48,087	48,087	117,401	1,817,518	12,932,530	
*Occurred prior to closing								

**EXHIBIT F-1 - Permanent
SUMMARY BUDGET FOR SPECIFIC PHASE
(Rename columns with actual development sources)**

	Public Hsg Funds	Private Funds	Other Public Funds	Total Funds
A. Proposal: Development Sources				
HOPE VI Funds	\$ 988,225			\$ 988,225
Capital Funds - Bonds	\$ 5,353,483			\$ 5,353,483
HOME				\$ -
CDBG				\$ -
Tax Credit Equity		\$ 3,455,884		\$ 3,455,884
Federal Home Loan Bank Aff. Hsg. Funds				\$ -
First Mortgage				\$ -
Bridge Loan				\$ -
Other City Funds				\$ -
Other:				\$ -
Other:				\$ -
Subtotal Development Sources	\$ 6,341,708	\$ 3,455,884	\$ -	\$ 9,797,592
B. Additional Project Sources				
HOPE VI Funds	\$ 1,152,759			\$ 1,152,759
Capital Funds - Bonds	\$ 1,426,517			\$ 1,426,517
Other: HOPE VI Demolition Grant	\$ 555,662			\$ 555,662
<i>TOTAL SOURCES (A & B)</i>	\$ 9,476,646	\$ 3,455,884	\$ -	\$ 12,932,530
A. Proposal: Development Uses				
Construction Costs:				
Residential Construction	\$ 4,129,789	\$ 476,284		\$ 4,606,073
Site Work	\$ 799,339	\$ -		\$ 799,339
General Requirements	\$ 299,759	\$ 22,562		\$ 322,321
Builder's Overhead	\$ 99,920	\$ 7,521		\$ 107,441
Builder's Profit	\$ 299,759	\$ 22,562		\$ 322,321
Bond Premium				\$ -
Utilities from the Street	\$ 63,396	\$ 23,449		\$ 86,845
Finish Landscaping				\$ -
Public Improvements				\$ -
Contingency	\$ -	\$ 307,875		\$ 307,875
Other:				\$ -
Other:				\$ -
Subtotal	\$ 5,691,962	\$ 860,253	\$ -	\$ 6,552,215
Development Fees:				
Architects	\$ 431,710	\$ 32,495		\$ 464,205
Accounting	\$ 23,250	\$ 1,750		\$ 25,000
PHA Legal				\$ -
Developer Legal		\$ 175,000		\$ 175,000
Permits				\$ -
Appraisal	\$ 8,835	\$ 665		\$ 9,500
Environmental	\$ 4,650	\$ 350		\$ 5,000
Geotechnical	\$ 51,150	\$ 3,850		\$ 55,000
Constr. PILOT & Taxes				\$ -

EXHIBIT F-1 - Permanent
SUMMARY BUDGET FOR SPECIFIC PHASE
(Rename columns with actual development sources)

	Public Hsg Funds	Private Funds	Other Public Funds	Total Funds
Insurance	\$ 60,401	\$ 4,735		\$ 65,136
Title & Recording Fees	\$ 69,750	\$ 5,250		\$ 75,000
First Mortgage Interest				\$ -
Construction Loan Interest		\$ 135,473		\$ 135,473
Financing Costs		\$ 42,000		\$ 42,000
Consultants				\$ -
Equipment & Furnishings		\$ 49,536		\$ 49,536
Tax Credit Fees		\$ 90,128		\$ 90,128
Marketing		\$ 100,489		\$ 100,489
Lease-Up Interest & Expenses				\$ -
Initial Operating Period Reserve		\$ 65,899		\$ 65,899
Operating Subsidy Reserve		\$ 70,652		\$ 70,652
Operating Deficit Reserve		\$ 705,000		\$ 705,000
Exit Tax Reserve				\$ -
Developer's Fee		\$ 678,600		\$ 678,600
Other: Escrows		\$ 9,850		\$ 9,850
Other: Affordability Reserve		\$ 423,909		\$ 423,909
Subtotal	\$ 649,746	\$ 2,595,631	\$ -	\$ 3,245,377
Total Project Development Costs (Proposal)	\$ 6,341,708	\$ 3,455,884	\$ -	\$ 9,797,592
B. Additional Project Uses				
Bond Issuance - Captilized Interest	\$ 565,942			\$ 565,942
Bond Issuance - Debt Service Reserve	\$ 563,250			\$ 563,250
Bond Issuance - Cost of Issuance	\$ 297,325			\$ 297,325
MHA Maintenance Facility (\$400K/184U*67U)	\$ 145,652			\$ 145,652
Demolition & Remediation	\$ 425,324			\$ 425,324
Relocation	\$ 30,338			\$ 30,338
CSS Management Improvements	\$ 362,975			\$ 362,975
CSS Other Services	\$ 22,314			\$ 22,314
Administration - Management Improvements	\$ 257,355			\$ 257,355
Administration - General	\$ 141,322			\$ 141,322
Consultant Fees	\$ 223,141			\$ 223,141
Environmental Reserve	\$ 100,000			\$ 100,000
Total Additional Uses	\$ 3,134,938	\$ -	\$ -	\$ 3,134,938
TOTAL PROJECT USES (A & B)	\$ 9,476,646	\$ 3,455,884	\$ -	\$ 12,932,530

EXHIBIT F-1 - Construction
SUMMARY BUDGET FOR SPECIFIC PHASE
(Rename columns with actual development sources)

	Public Hsg Funds	Private Funds	Other Public Funds	Total Funds
A. Proposal: Development Sources				
HOPE VI Funds	\$ 988,225			\$ 988,225
Capital Funds - Bonds	\$ 5,353,483			\$ 5,353,483
HOME				\$ -
CDBG				\$ -
Tax Credit Equity		\$ 2,055,884		\$ 2,055,884
Federal Home Loan Bank Aff. Hsg. Funds				\$ -
First Mortgage				\$ -
Bridge Loan				\$ -
Other City Funds				\$ -
Other: Construction Loan		\$ 1,400,000		\$ 1,400,000
Other:				\$ -
Subtotal Development Sources	\$ 6,341,708	\$ 3,455,884	\$ -	\$ 9,797,592
B. Additional Project Sources				
HOPE VI Funds	\$ 1,152,759			\$ 1,152,759
Capital Funds - Bonds	\$ 1,426,517			\$ 1,426,517
Other: HOPE VI Demolition Grant	\$ 455,662			\$ 455,662
Environmental Reserve	\$ 100,000			\$ -
<i>TOTAL SOURCES (A & B)</i>	\$ 9,476,646	\$ 3,455,884	\$ -	\$ 12,832,530
A. Proposal: Development Uses				
Construction Costs:				
Residential Construction	\$ 4,129,789	\$ 476,284		\$ 4,606,073
Site Work	\$ 799,339	\$ -		\$ 799,339
General Requirements	\$ 299,759	\$ 22,562		\$ 322,321
Builder's Overhead	\$ 99,920	\$ 7,521		\$ 107,441
Builder's Profit	\$ 299,759	\$ 22,562		\$ 322,321
Bond Premium				\$ -
Utilities from the Street	\$ 63,396	\$ 23,449		\$ 86,845
Finish Landscaping				\$ -
Public Improvements				\$ -
Contingency	\$ -	\$ 307,875		\$ 307,875
Other:				\$ -
Other:				\$ -
Subtotal	\$ 5,691,962	\$ 860,253	\$ -	\$ 6,552,215
Development Fees:				
Architects	\$ 431,710	\$ 32,495		\$ 464,205
Accounting	\$ 23,250	\$ 1,750		\$ 25,000
PHA Legal				\$ -
Developer Legal		\$ 175,000		\$ 175,000
Permits				\$ -
Appraisal	\$ 8,835	\$ 665		\$ 9,500
Environmental	\$ 4,650	\$ 350		\$ 5,000
Geotechnical	\$ 51,150	\$ 3,850		\$ 55,000
Constr. PILOT & Taxes				\$ -

EXHIBIT F-1 - Construction
SUMMARY BUDGET FOR SPECIFIC PHASE
(Rename columns with actual development sources)

	Public Hsg Funds	Private Funds	Other Public Funds	Total Funds
Insurance	\$ 60,401	\$ 4,735		\$ 65,136
Title & Recording Fees	\$ 69,750	\$ 5,250		\$ 75,000
First Mortgage Interest				\$ -
Construction Loan Interest		\$ 135,473		\$ 135,473
Financing Costs		\$ 42,000		\$ 42,000
Consultants				\$ -
Equipment & Furnishings		\$ 49,536		\$ 49,536
Tax Credit Fees		\$ 90,128		\$ 90,128
Marketing		\$ 100,489		\$ 100,489
Lease-Up Interest & Expenses				\$ -
Initial Operating Period Reserve		\$ 65,899		\$ 65,899
Operating Subsidy Reserve		\$ 70,652		\$ 70,652
Operating Deficit Reserve		\$ 705,000		\$ 705,000
Exit Tax Reserve				\$ -
Developer's Fee		\$ 678,600		\$ 678,600
Other: Escrows		\$ 9,850		\$ 9,850
Other: Affordability Reserve		\$ 423,909		\$ 423,909
Subtotal	\$ 649,746	\$ 2,595,631	\$ -	\$ 3,245,377
Total Project Development Costs (Proposal)	\$ 6,341,708	\$ 3,455,884	\$ -	\$ 9,797,592
B. Additional Project Uses				
Bond Issue - Capitalized Interest	\$ 565,942			\$ 565,942
Bond Issue - Debt Service Reserve	\$ 563,250			\$ 563,250
Bond Issue - Cost of Issuance	\$ 297,325			\$ 297,325
MHA Maintenance Facility (\$400K/184U*67U)	\$ 145,652			\$ 145,652
Demolition & Remediation	\$ 425,324			\$ 425,324
Relocation	\$ 30,338			\$ 30,338
CSS Management Improvements	\$ 362,975			\$ 362,975
CSS Other Services	\$ 22,314			\$ 22,314
Administration - Management Improvements	\$ 257,355			\$ 257,355
Administration - General	\$ 141,322			\$ 141,322
Consultant Fees	\$ 223,141			\$ 223,141
Environmental Reserve	\$ 100,000			\$ 100,000
Other:				\$ -
Total Additional Uses	\$ 3,134,938	\$ -	\$ -	\$ 3,134,938
TOTAL PROJECT USES (A & B)	\$ 9,476,646	\$ 3,455,884	\$ -	\$ 12,932,530

Proposed Phase Unit Mix Post Revitalization

Grantee: _____ Development Name: _____ Specific Phase: _____

Type of Structure	Number of Bedrooms	Rehab of Existing Public Housing				New Construction (development or acquisition/rehab)			
		PH ACC Replacement Units	Non-ACC Rental Units	Affordable Homeownership Replacement Units	Market Homeownership	PH ACC Replacement Units	Non-ACC Rental Units	Affordable Homeownership Replacement Units	Market Homeownership
Detached									
	1								
	2								
	3								
	4								
	5								
	Other (describe)								
Semi-Detached									
	1					10	0		
	2					30	1		
	3					19	2		
	4								
	5								
	Other (describe)								
Row House									
	1								
	2								
	3								
	4								
	5								
	Other (describe)								
Walk-Up									
	1					4			
	2					4	2		
	3								
	4								
	Other (describe)								
Elevator									
	1								
	2								
	Other (describe)								
	Totals	0	0	0	0	67	5	0	0

Proposed Phase Unit Mix Post Revitalization

Grantee: _____ Development Name: _____ Specific Phase: _____

	Rehab of Existing Public Housing				New Construction (development or acquisition/rehab)			
	PH ACC Replacement Units	Non-ACC Rental Units	Affordable Homeownership Replacement Units	Market Homeownership	PH ACC Replacement Units	Non-ACC Rental Units	Affordable Homeownership Replacement Units	Market Homeownership
Mobility Impaired - % of Category					5%			
Hearing and sight impaired - % of Category					2%			
Describe methods to be used to make the development visitable:	Units will be made visitable to the greatest extent possible with at-grade entrances where possible, 34" wide entrances, ground floor bathrooms with 34" entrances, 32" passageways through all openings and fully accessible dining, living and family rooms.							

**Housing Authority of Meridian
Series 2005
Sources and Uses**

	Series A	Series B	Total
Sources			
Bond Proceeds	6,610,000.00	170,000.00	6,780,000.00
Accrued Interest	-	-	-
	<u>6,610,000.00</u>	<u>170,000.00</u>	<u>6,780,000.00</u>
Uses			
Construction Fund:	5,348,608.33	4,875.00	5,353,483.33
Capitalized Interest (bond interest from 12/31/05 thru 9/1/07)*	565,941.67		565,941.67
Debt Service Reserve (Maximum Annual Debt Service)	563,250.00		563,250.00
Costs of Issuance	132,200.00	165,125.00	297,325.00
Accrued Interest	-	-	-
	<u>6,610,000.00</u>	<u>170,000.00</u>	<u>6,780,000.00</u>

* Accrued interest between dated date and delivery date not included.

Housing Authority Name	Housing Authority of Meridian
TE Bond Par Amount	6,610,000
TX Bond Par Amount	170,000
Annual TE Bond Interest Rate	5.00%
Annual TX Bond Interest Rate	5.00%
Rate Type	Fixed Rate
Bond Term	19.67
Bond Payments per Year	Semi-annual
First Bond Payment Date	3/1/2006
First Bond Payment from LOCSS Due	8/29/2007

Date	Series A Principal	Series B Principal	Interest	Total Debt Service Payment	Annual Debt Service Payment Amount	Other Ongoing Payment Requirements Associated with Financing	Interest Earned and Paid to HA (3% Earnings Assumption)	Net Annual Debt Service Amount	Adjusted FY 2005 Capital Fund Appropriations	FY 2005 RHF Fund Appropriations	Total Adjusted Capital Fund Appropriations	Total Adjusted Capital Fund as a Multiple of Annual Debt Service Payment Amount	Annual Debt Service Payment Amount as a % of Adjusted Capital Fund Appropriations	LOCCS Date	LOCCS Payment	FY of Capital Debt Service Payment is to be Paid From
12/31/2005																
12/31/2005																
3/1/2006			57,441.67	57,441.67												
9/1/2006			169,500.00	169,500.00	226,941.67	2,008.33	(11,311.94)	217,638.06						Cap I		
3/1/2007			169,500.00	169,500.00										Cap I		
9/1/2007	50,000	170,000	169,500.00	389,500.00	559,000.00	3,000.00	(16,897.50)	545,102.50	1,690,186.00		1,690,186.00	3.02	33.073%	8/29/2007	220,000.00	2006
3/1/2008			164,000.00	164,000.00										2/27/2008	164,000.00	2006
9/1/2008	235,000		164,000.00	399,000.00	563,000.00	3,000.00	(16,897.50)	549,102.50	1,690,186.00		1,690,186.00	3.00	33.310%	8/27/2008	399,000.00	2007
3/1/2009			158,125.00	158,125.00										2/25/2009	158,125.00	2007
9/1/2009	245,000		158,125.00	403,125.00	561,250.00	3,000.00	(16,897.50)	547,352.50	1,690,186.00		1,690,186.00	3.01	33.206%	8/27/2009	403,125.00	2008
3/1/2010			152,000.00	152,000.00										2/24/2010	152,000.00	2008
9/1/2010	255,000		152,000.00	407,000.00	559,000.00	3,000.00	(16,897.50)	545,102.50	1,690,186.00		1,690,186.00	3.02	33.073%	8/27/2010	407,000.00	2009
3/1/2011			145,625.00	145,625.00										2/24/2011	145,625.00	2009
9/1/2011	270,000		145,625.00	415,625.00	561,250.00	3,000.00	(16,897.50)	547,352.50	1,690,186.00		1,690,186.00	3.01	33.206%	8/29/2011	415,625.00	2010
3/1/2012			138,875.00	138,875.00										2/27/2012	138,875.00	2010
9/1/2012	285,000		138,875.00	423,875.00	562,750.00	3,000.00	(16,897.50)	548,852.50	1,690,186.00		1,690,186.00	3.00	33.295%	8/29/2012	423,875.00	2011
3/1/2013			131,750.00	131,750.00										2/26/2013	131,750.00	2011
9/1/2013	295,000		131,750.00	426,750.00	558,500.00	3,000.00	(16,897.50)	544,602.50	1,690,186.00		1,690,186.00	3.03	33.044%	8/28/2013	426,750.00	2012
3/1/2014			124,375.00	124,375.00										2/26/2014	124,375.00	2012
9/1/2014	310,000		124,375.00	434,375.00	558,750.00	3,000.00	(16,897.50)	544,852.50	1,690,186.00		1,690,186.00	3.02	33.058%	8/27/2014	434,375.00	2013
3/1/2015			116,625.00	116,625.00										2/25/2015	116,625.00	2013
9/1/2015	330,000		116,625.00	446,625.00	563,250.00	3,000.00	(16,897.50)	549,352.50	1,690,186.00		1,690,186.00	3.00	33.325%	8/27/2015	446,625.00	2014
3/1/2016			108,375.00	108,375.00										2/25/2016	108,375.00	2014
9/1/2016	345,000		108,375.00	453,375.00	561,750.00	3,000.00	(16,897.50)	547,852.50	1,690,186.00		1,690,186.00	3.01	33.236%	8/29/2016	453,375.00	2015
3/1/2017			99,750.00	99,750.00										2/24/2017	99,750.00	2015
9/1/2017	360,000		99,750.00	459,750.00	559,500.00	3,000.00	(16,897.50)	545,602.50	1,690,186.00		1,690,186.00	3.02	33.103%	8/29/2017	459,750.00	2016
3/1/2018			90,750.00	90,750.00										2/26/2018	90,750.00	2016
9/1/2018	380,000		90,750.00	470,750.00	561,500.00	3,000.00	(16,897.50)	547,602.50	1,690,186.00		1,690,186.00	3.01	33.221%	8/29/2018	470,750.00	2017
3/1/2019			81,250.00	81,250.00										2/26/2019	81,250.00	2017
9/1/2019	400,000		81,250.00	481,250.00	562,500.00	3,000.00	(16,897.50)	548,602.50	1,690,186.00		1,690,186.00	3.00	33.280%	8/28/2019	481,250.00	2018
3/1/2020			71,250.00	71,250.00										2/26/2020	71,250.00	2018
9/1/2020	420,000		71,250.00	491,250.00	562,500.00	3,000.00	(16,897.50)	548,602.50	1,690,186.00		1,690,186.00	3.00	33.280%	8/27/2020	491,250.00	2019
3/1/2021			60,750.00	60,750.00										2/24/2021	60,750.00	2019
9/1/2021	440,000		60,750.00	500,750.00	561,500.00	3,000.00	(16,897.50)	547,602.50	1,690,186.00		1,690,186.00	3.01	33.221%	8/27/2021	500,750.00	2020
3/1/2022			49,750.00	49,750.00										2/24/2022	49,750.00	2020
9/1/2022	460,000		49,750.00	509,750.00	559,500.00	3,000.00	(16,897.50)	545,602.50	1,690,186.00		1,690,186.00	3.02	33.103%	8/29/2022	509,750.00	2021
3/1/2023			38,250.00	38,250.00										2/24/2023	38,250.00	2021
9/1/2023	485,000		38,250.00	523,250.00	561,500.00	3,000.00	(16,897.50)	547,602.50	1,690,186.00		1,690,186.00	3.01	33.221%	8/29/2023	523,250.00	2022
3/1/2024			26,125.00	26,125.00										2/27/2024	26,125.00	2022
9/1/2024	510,000		26,125.00	536,125.00	562,250.00	3,000.00	(16,897.50)	548,352.50	1,690,186.00		1,690,186.00	3.01	33.266%	8/28/2024	536,125.00	2023
3/1/2025			13,375.00	13,375.00										2/26/2025	13,375.00	2023
9/1/2025	535,000		13,375.00	548,375.00	561,750.00	3,000.00	(16,897.50)	547,852.50	1,690,186.00		1,690,186.00	3.01	33.236%	8/27/2025	548,375.00	2024
	6,610,000	170,000	4,107,941.67	10,887,941.67	10,887,941.67	59,008.33	(332,364.44)	10,614,585.56	32,113,534.00	-	32,113,534.00				10,322,000.00	

Housing Authority of Meridian
 Capital Funds Housing Revenue Bonds
 Series 2005
 Annual Outflow Analysis

Date	O/S	Interest	Series A	Series B	Total Inflow / Total Outflow
12/31/2005					
12/31/2005	6,780,000				(6,482,675)
9/1/2006	6,780,000	226,942			226,942
9/1/2007	6,560,000	339,000	50,000	170,000	559,000
9/1/2008	6,325,000	328,000	235,000	-	563,000
9/1/2009	6,080,000	316,250	245,000	-	561,250
9/1/2010	5,825,000	304,000	255,000	-	559,000
9/1/2011	5,555,000	291,250	270,000	-	561,250
9/1/2012	5,270,000	277,750	285,000	-	562,750
9/1/2013	4,975,000	263,500	295,000	-	558,500
9/1/2014	4,665,000	248,750	310,000	-	558,750
9/1/2015	4,335,000	233,250	330,000	-	563,250
9/1/2016	3,990,000	216,750	345,000	-	561,750
9/1/2017	3,630,000	199,500	360,000	-	559,500
9/1/2018	3,250,000	181,500	380,000	-	561,500
9/1/2019	2,850,000	162,500	400,000	-	562,500
9/1/2020	2,430,000	142,500	420,000	-	562,500
9/1/2021	1,990,000	121,500	440,000	-	561,500
9/1/2022	1,530,000	99,500	460,000	-	559,500
9/1/2023	1,045,000	76,500	485,000	-	561,500
9/1/2024	535,000	52,250	510,000	-	562,250
9/1/2025	-	26,750	535,000	-	561,750
		4,107,942	6,610,000	170,000	4,405,267

IRR (Effective Financing Cost) 5.535%
 NPV (assumes 7% discount rate) (724,509)

Costs of Issuance 297,325

Rental Term Sheet

The term sheet consists of four sections that are to be filled out by the PHA as part of the Mixed-Finance Proposal and submitted to the HUD Grant Manager for presentation to the Project Review Panel:

- A. Specific Phase Project Summary:** A one-paragraph narrative description of the specific phase for posting on the HUD web site.
- B. Program Overview:** A description of the overall development program, financing, and schedule.
- C. Specific Phase Overview:** A description of the program details for the specific phase under review.
- D. Statement of Business Terms:** A description of the deal terms between the PHA and other parties for the specific phase under review.

A. Specific Phase Project Summary

Purpose: To provide a short summary description of the specific phase under review for posting on HUD's web site. Other PHAs can then review the summary of closed phases to find PHAs with similar deals and can contact those authorities for information, sample documents, etc.

Instructions: Provide a brief narrative that describes the specific phase to be reviewed. Include the following information:

- The overall unit count broken down by unit type (i.e., ACC, LIHTC, ACC/LIHTC, market, etc.);
- Sources of funding;
- The names of the major partners;
- The building type(s) being constructed (e.g., row, detached/semi-detached, walk-up, etc.);
- Any non-residential or mixed uses;
- Any elderly designated units in the phase;
- Any unusual features of the phase (e.g., a land swap, commercial facilities, operating subsidy only units, scattered site acquisition and development, etc.).

<i>Name of PHA:</i>	The Housing Authority of the City of Meridian
<i>Name of Development:</i>	J.T. Davis Courts
<i>HOPE VI Grant No./Development Project No.:</i>	MS26URD004I103
<i>Contact Name:</i>	Derwin Jackson
<i>Contact Phone No.:</i>	(601) 693 - 4285

<p><i>Narrative:</i></p>	<p><i>The Housing Authority of the City of Meridian, Mississippi (MHA) has selected The Michaels Development Company (MDC) to develop the J.T. Davis Courts mixed income community on the former site of a previously distressed public housing development. The buildings that previously housed 78 households have been demolished to clear the land for 72 new family dwelling units in attractive semi-detached twin and triplex structures, open green space and a management office on a site fully integrated into the City's street grid. The unit mix includes 5 low income housing tax credit units, and 67 Public Housing/Low Income Housing Tax Credit (LIHTC) units, that will receive ACC subsidies.</i></p> <p><i>J.T. Davis Courts is an element of the Victory Village FY2003 HOPE VI Revitalization Plan. This element will be financed by a combining the proceeds from an MHA bond issue made possible by the pledging of a portion of the MHA's annual Capital Fund Grant Program (CFP) with HOPE VI funds to make a loan to the Limited Partnership that will own the improvements. These loan proceeds will be combined with the proceeds generated from the sale of 4% Low Income Housing Tax Credits to construct the development. In addition, HOPE VI funds will be utilized for demolition, PHA Administrative and CSS improvements for this off-site element of the Victory Village Revitalization Plan.</i></p> <p><i>Households residing in LIHTC units and the public housing/low income housing tax credit units will be mixed throughout the development. As the exterior facades, interior finishes and amenities of each residential type will be uniform; the appearance of a unit will not reveal the income of its occupants.</i></p> <p><i>The costs of developing J.T. Davis Courts are expected to approximate \$12.9M. The permanent funding for the J.T. Davis Courts development is being derived from the following sources:</i></p> <p><i>HOPE VI Funds \$2,140,984</i></p> <p><i>MHA CFP Bonds \$6,780,000</i></p> <p><i>Federal LIHTC Equity \$3,455,884</i></p> <p><i>HOPE VI Demolition Grant Funds \$555,662</i></p>

B. Program Overview

Purpose of this section: To provide a context for reviewing the overall project.

I. Proposed Unit Mix

Purpose: To provide the unit mix for the overall project so that HUD can evaluate the current phase in context.

Instructions: Complete the Excel spreadsheet **Unit Mix Entire Project** to describe the proposed unit mix for the entire project.

SEE ATTACHED

II. Non-Residential Uses

Purpose: To describe the types of non-residential uses for the overall project so that HUD can evaluate the current phase in context.

Instructions: For each **non-residential** building planned, complete the following table for the overall project.

Building Name/Use(s)	Gross Square Feet	Developer	Owner	Phase
Management Offices-J.T. Davis	660	Michaels Development Company	Davis Associates, L.P.	<i>J.T. Davis Courts</i>
Management Offices/Community Center-Victory Village	6,000	Michaels Development Co.	Victory Associates, L.P.	<i>Victory Village On-Site Rental</i>
Maintenance Facility	10,000	N/A	Meridian Housing Authority	<i>N/A</i>

III. Key Milestones for the Project

Purpose: To ascertain where the PHA is in the development process with regard to its program schedule and the schedule requirements of the Grant Agreement.

Instructions: Complete the following table by listing the dates (actual or anticipated, as appropriate) for the listed project milestones.

Milestone	Date
Effective Date of Grant Agreement (Victory Village)	9/1/04
Date of HUD Approval of the Revitalization Plan or Supplemental Submissions	2/23/05
Residential Construction Start (Element 2 – J.T. Davis)	1/01/06
Residential Construction Completion (Final Phase – Victory On-Site Rental)	10/1/08
Lease-Up (Final Phase)	2/1/09

IV. Project Sources and Uses

Purpose: To provide an overview of the permanent sources and uses for the entire project.

Instructions: Complete the Excel spreadsheet **Exhibit F Entire Project Budget** to describe the projected sources and uses for the entire project, including all rental, homeownership, and nonresidential phases.

C. Specific Phase Overview

Purpose of this section: To provide the information on phase components, budget, and schedule needed to review the business terms for the specific phase under review.

I. Proposed Unit Mix

Purpose: To describe the housing number, type, and bedroom count as required by 24 CFR 941.606(d).

Instructions: Complete the Excel spreadsheet **Unit Mix Phase** to describe the unit mix for the specific phase under review.

II. Non-Residential Uses

Purpose: To describe the types and amounts of non-dwelling space as required by 24 CFR 941.606(d).

Instructions: Complete the following table for the specific phase under review.

Building Name/Use(s)	Gross Square Feet	Developer	Owner
Management Offices-J.T. Davis	660	Michaels Development Company	Davis Associates, L.P.

III. Key Milestones

Purpose: To provide HUD with the status of the phase, to establish the timeline for phase completion, and to identify which party is responsible for each activity for the phase under review.

Instructions: Complete the chart below for the specific phase under review. Indicate whether the activity listed is appropriate for the phase, provide a date for actual or anticipated dates of completion, and check the party responsible for the implementation of the activity. If a box is shaded, it is not applicable and does not need to be completed. Provide any comments in the Activity column.

Activity	Date	Responsible Party
Program Manager under Contract <input checked="" type="checkbox"/> N/A		
Predevelopment Agreement Signed <input checked="" type="checkbox"/> N/A		

Activity	Date	Responsible Party
Development Agreement Signed <input type="checkbox"/> N/A	2/14/05	PHA and Developer
Community and Supportive Services Oversight <input type="checkbox"/> N/A	10/1/04	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Site Acquisition Proposal Approval from HUD <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Acquisition/Site Control <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Demolition Approval from HUD <input type="checkbox"/> N/A	8/6/03	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Disposition Approval from HUD <input type="checkbox"/> N/A	10/15/05	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Relocation Plan Approval from HUD <input type="checkbox"/> N/A	8/6/03	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Relocation Completion <input type="checkbox"/> N/A	1/27/04	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Abatement and Demolition Completion <input type="checkbox"/> N/A	3/29/05	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
LIHTC Application Submission <input type="checkbox"/> N/A	7/29/05	<input type="checkbox"/> PHA Staff or Consultants <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Award of LIHTC Allocation <input type="checkbox"/> N/A	12/16/05	<input type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Other: Mississippi Home Corp.
Environmental Review Approval from HUD and ROF Statement <input type="checkbox"/> N/A	8/6/03	<input checked="" type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Closing <input type="checkbox"/> N/A	12/28/05	<input checked="" type="checkbox"/> PHA Staff or Consultants <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Infrastructure Construction Start <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input type="checkbox"/> Other: _____
Residential Construction Start <input type="checkbox"/> N/A	01/01/06	<input type="checkbox"/> PHA Staff or Consultants <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other: _____

Activity	Date	Responsible Party
Residential Construction Completion <input type="checkbox"/> N/A	4/1/07	<input type="checkbox"/> PHA Staff or Consultants <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other:
Lease-Up <input type="checkbox"/> N/A	7/1/07	<input type="checkbox"/> PHA Staff or Consultants <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Other: Managing Agent

IV. Ownership

Purpose: To provide HUD with a list of the partners of the ownership entity (i.e., general partner, limited partner, special limited partner, etc.) and a description of each role as required by 24 CFR 941.606(a).

Instructions: Complete the following table to list the proposed partners of the ownership entity and to describe their ownership interest and function for the specific phase under review.

Proposed Partner 1:	The Richman Group Affordable Housing Corporation	% Interest:	99.99%
Function(s) Exercised:	Limited Partner - Purchase of Federal Tax Credits		

Proposed Partner 2:	Michaels Davis, LLC	% Interest:	.01%
Function(s) Exercised:	General Partner		

Proposed Partner 3:		% Interest:	
Function(s) Exercised:			

Proposed Partner 4:		% Interest:	
Function(s) Exercised:			

V. Sources and Uses

Purpose: To provide an understanding of the sources and uses as required by 24 CFR 941.606(b) for the specific phase under review. HUD will be evaluating: whether the sources listed are sufficient to build the project, considering timing of sources; which sources are construction (temporary) vs. permanent; the terms of loans; the terms of grants; whether the public housing funds are bearing the appropriate pro rata share; and whether the uses appear reasonable.

Instructions: Complete the Excel spreadsheet **Exhibit F-1 Phase Budget** to describe the sources and uses for the specific phase under review. Complete both permanent and construction sources and uses.

VI. TDC Calculation

Purpose: To determine whether the proposed activities for the phase under review are within HUD's Total Development Cost Limits. For information on TDC, see Notice PIH 2001-22 and refer to 24 CFR 941.606(g).

Instructions: Complete the Excel spreadsheet **TDC & Instructions** to calculate the TDC for the specific phase under review.

D. Business Terms

Purpose of this section: To evaluate whether the business terms proposed constitute an appropriate use of public funds. HUD will evaluate the costs of the project against its Cost Control and Safe Harbor standards in light of the risks taken by the developer and PHA. To determine whether the phase meets HUD's cost guidelines and to evaluate the risks associated with the phase, PHAs should refer to the February 23, 2000 Cost Control and Safe Harbor Standards for Rental Mixed-Finance Development. These guidelines are available on the HUD web page at: <http://www.hud.gov/pih/programs/ph/hope6/control.pdf>.

I. Developer Compensation

Instructions: Provide the following information for the net developer fee as defined in the Cost Control and Safe Harbor Standards for the specific phase under review. Express all fee amounts as a percentage of the overall project costs. HUD will verify the stated percentages against the provided sources and uses. If necessary, provide a justification for any term(s) above the HUD Safe Harbor Standards.

Net developer fee for the specific phase under review: 9%

Is the developer receiving any compensation negotiated separately from the developer fee? Yes No

If so, in the following table, list any other tasks for which the Developer is being compensated (e.g., master planning, relocation, CSS, etc.) and the amount of compensation.

Task	Compensation
Not Applicable	\$
	\$
	\$

Justification for Developer Fees above Safe Harbor Standards:

N/A

II. Pay-Out Schedule for Developer Fee/Overhead

Instructions: For the specific phase under review, provide the milestone at which the developer receives compensation (e.g., closing, 50% construction completion, stabilized occupancy) and the percentage of the total developer fee that is to be paid (percentages should total 100%) as defined in the Cost Control and Safe Harbor Standards. If the Developer is being reimbursed for overhead prior to closing, provide a justification in the space below the table and confirm that the compensation is structured as a loan.

Milestone	% of Total Developer Fee
HOPE VI Construction and Permanent Loan Closing	35%
Substantial Completion of Construction	35%
Stabilized Occupancy	30%

Justification for deviating from the Safe Harbor Standard (if applicable):

N/A

Justification for providing a loan to the developer prior to closing (if applicable):

N/A

III. Sharing of Third-Party Predevelopment Costs and Reimbursement Schedule

Instructions: Complete the following table for the specific phase under review. For each of the primary predevelopment costs indicate the percentages to be borne by the PHA and the developer. If necessary, provide a justification for any term(s) above the HUD Safe Harbor Standards.

Estimated Amount of Predevelopment Costs:	\$ 422,765
Length of Predevelopment Period:	7 months
Percentage Borne by PHA:	66 %
Percentage Borne by Developer:	34%

Justification for PHA bearing greater than 75% of the predevelopment costs (if applicable):

Not Applicable, the Meridian Housing Authority is sharing 75%/25% in pre-development expenses incurred except for legal expenses thereby reducing the above reported Percentage Borne by PHA down to an estimated 66%.

IV. Identity of Interest Parties

Instructions: In the table below, disclose whether the Developer has an identity of interest with any party. For each identity of interest party, indicate what steps have been or will be taken to ensure cost competitiveness.

Party	Related Entity?	Cost Control Measures Planned/Completed
Builder/Contractor (waiver required from HUD)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Contractor will be selected through a competitive process.
Property Manager	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fees will be within the HUD Cost Control and Safe Harbor Standards
Construction Manager	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Investor*	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	An affiliate of the developer shall have the opportunity to bid and match the best syndication proposal
Other (specify):	<input type="checkbox"/> Yes <input type="checkbox"/> No	

*Include both related entities and “preferred” entities.

V. Construction Fees

Instructions: Fill in the following blanks to indicate the amount and percentage for contractor profit, overhead, and general conditions for the specific phase under review. In the space below, describe how any construction savings will be allocated between the PHA and Developer. If necessary, provide a justification for any term(s) above the HUD Safe Harbor Standards.

The amount and percentage for contractor’s profit: \$ 322,321 = 6%
 The amount and percentage for contractor’s overhead: \$ 107,441 = 2%
 The amount and percentage for contractor’s general conditions: \$ 322,321 = 6%

Justification for fees in excess of HUD Safe Harbor Standards (if applicable):

N/A

Methodology for allocating construction savings:

The developer shall be entitled to a bonus payment that is equal to 25% of the Redevelopment Cost Savings, up to a maximum bonus payment equal to 1% of the allowable Development Cost for the relevant fees subject to HUD’s Cost Control and Safe Harbor Standards. To the extent that excess funds are available after the bonus payment, the funds will be distributed in accordance with the loan documents.

VI. Property Management Fees

Instructions: Indicate whether the PHA or an outside firm will manage the development. In the table below, check the applicable methodology for determining property management fees and indicate the amount of the proposed fee. Describe the amount of any incentive management fee(s) and the conditions under which they are paid. If necessary, provide a justification for any term(s) above the HUD Safe Harbor Standards.

Who is managing the mixed-finance development? PHA Private firm Joint Venture
(PHA/private)

NOTE: A private firm will initially manage the development and will allow MHA to reasonably observe its activities for training purposes, and train the Authority in Tax Credit Compliance.

Method and Amount of Property Management Compensation

- % of effective gross income
- \$ PUM (all units)
- \$ PUM (occupied units) and \$ PUM (vacant units)
- Other (specify): 6% of effective gross income, with public housing income adjusted as if rents are equal to tax credit rents of comparable units in the development in accordance with HUD's Cost Control and Safe Harbor Standards

Justification for property management fees in excess of HUD's Safe Harbor Standards, if applicable, supported by a regional market analysis:

N/A

Are there any incentive property management fees? Yes No

If yes, describe:

VII. LIHTC Equity

Instructions: If LIHTC are a funding source for this phase, provide the following information.

What is the amount of the equity raise (cents on the dollar for 10-year allocation): 93¢

Describe the pay-in schedule for the equity:

Milestone/Anticipated Date	Amount
Construction Loan Closing (December 2005)	30%
Receipt of Certificates of Occupancy (April 2007)	55%
Breakeven Operations, Receipt of 8609 and final tax credit cert (October 2007)	15%

VIII. Allocation of Operating Subsidy

Instructions: Indicate which of the following methodologies for allocating operating subsidy from the PHA to the owner entity will be used, and the estimated amount of operating subsidy to be provided on a per-unit per month basis. (For more information on these methodologies, refer to the Mixed-Finance Guidebook, Chapter 5.) In the space below, provide a narrative that describes the methodology for allocating operating subsidy, as required by 24 CFR 941.606(c).

- | | | | |
|-------------------------------------|--|----------|-----|
| <input checked="" type="checkbox"/> | Pro rata-share (based on number of units and bedroom sizes in phase compared to PHA portfolio overall) | \$175.75 | PUM |
| <input type="checkbox"/> | Budget Based (based on actual gap between operating costs and rental income) | \$ | PUM |
| <input type="checkbox"/> | Negotiated (flat negotiated fee) | \$ | PUM |
| <input type="checkbox"/> | Separate ACC | \$ | PUM |
| <input type="checkbox"/> | Other (describe): | \$ | PUM |

Description of Operating Subsidy Methodology:

It is the general intent that the Development will receive the benefit of operating assistance provided by HUD to the Authority which is attributable to the PHA-Assisted Units, minus an 8% Authority Asset Management Fee. In any Authority Fiscal Year, the Authority shall pay to Owner the lesser of (i) a sum equal to the amount of subsidy which the parties reasonably determine is the amount of Operating Fund assistance received from HUD by the Authority with respect to the PHA-Assisted Units, less an amount to compensate the Authority for its asset management costs or (ii) the amount by which PHA-Assisted Units Expenses exceeds the PHA-Assisted Units Income.

Under current procedures, in order to determine the Operating Subsidy Requirement, the Owner shall provide the Authority with a completed HUD Form 52723 utilizing information specific to the PHA-Assisted Units, except where Authority-wide information is appropriate. The Operating Subsidy Requirement shall be the amount shown on Part F, Line 09, subject to the Authority's reasonable approval of the Owner's calculations, less the Authority Asset Management Fee.

The Operating Subsidy shall be paid by the Authority to the Owner an Operating Subsidy Payment equal to one fourth of the annual amount quarterly in advance. The currently anticipated initial Total Expense level is estimated at \$286.08 per unit per month. Based on the current unit mix, the average resident payment is estimated at \$159 per month with an average utility allowance of \$48. Therefore, it is assumed that the average resident will contribute \$110 per month towards their rent and the Authority will contribute approximately \$176 per unit per month initially.

IX. Size and Use of Reserves

Instructions: In the following table, for each of the project reserves indicate its size (as a dollar amount or as a number of months or years of ACC), how the reserve is replenished, the conditions under which it can be accessed, and ownership of the reserve.

NOTE: Public housing funds can not be used for the initial funding of reserves. Submission of the Rental Term Sheet constitutes certification that the reserves are not funded with public housing funds. In addition, HUD expects all reserves that are replenished by public housing funds to remain with the project at the end of the tax-credit compliance period. If this is not the case for any of the reserves (with the exception of the exit tax reserve, which cannot be established or replenished with public housing funds), provide a justification for the alternate reserve ownership where indicated.

Type of Reserve: Affordability Reserve		Size:	\$423,909
How is the reserve capitalized?	Tax Credit Equity will establish this reserve of an estimated three years of operating subsidy in the event that there is a change in appropriations or authorizing law that would keep the MHA from meeting its obligations under the R & O.		
How is the reserve replenished?	The Affordability Reserve may be replenished by the Authority only from funds legally available for such purpose under Public Housing Requirements.		
When can the reserve be accessed?	The funds are available in any quarter that there is a difference between the full Operating Subsidy required under the R & O and the amount actually paid by the MHA. This reserve will also be accessed in the event that the PHA units don't break even during any quarter to the extent needed for the PHA units to break even. The reserve will be kept in a bank account requiring the joint signatures of the MHA and the Owner to withdraw funds.		
Who owns the reserve?	The assets and income from the Reserve are the Limited Partnership's. The Owner will invest the reserve in an interest bearing account. Upon the sale or transfer of the Owner's interest, the balance remaining in the reserve will continue to be available to maintain and preserve the long term affordability of the PHA-Assisted Units.		

Type of Reserve: Initial Operating Period Reserve		Size: \$136,551
How is the reserve capitalized?	Tax Credit Equity will establish this reserve to fund initial operations.	
How is the reserve replenished?	Not Applicable	
When can the reserve be accessed?	An Initial Operating Period Reserve in the amount equivalent to the operating expenses for a six month period is required to be posted by the issuer of the tax credits. Of this amount \$70,652 shall be reserved as the Operating Subsidy Reserve which is the estimated amount of six months of operating subsidy to support operations before the MHA's first payment of Operating Subsidy. The remaining \$65,899 is the Initial Period Reserve to be accessed to fund operating expenses at the beginning of the project's operations.	
Who owns the reserve?	The Limited Partnership.	

Type of Reserve: Operating Deficit Reserve		Size: \$705,000
How is the reserve capitalized?	Tax Credit Equity will establish this reserve that will sustain operations for the 15 year tax credit compliance period.	
How is the reserve replenished?	The funds will be invested in an interest bearing account. To the extent that interest is earned, it will be deposited into this account.	
When can the reserve be accessed?	The Reserve will be accessed when the operating expenses for a period exceed the operating income. This reserve will be available to fund deficits created in the event that the PHA units fail to break even after use of funds from the Affordability Reserve, to the extent permitted, or in the event that the Affordability Reserve is depleted.	
Who owns the reserve?	The Limited Partnership.	

Type of Reserve: Tax and Insurance Escrow		Size: \$9,850.00
How is the reserve capitalized?	Tax Credit Equity	
How is the reserve replenished?	Monthly deposits from the development's operations.	
When can the reserve be accessed?	Upon the receipt of tax and insurance invoices during the normal operations of the development.	
Who owns the reserve?	The Limited Partnership. These funds will be constantly used and replenished.	

Type of Reserve:	Size:
How is the reserve capitalized?	

How is the reserve replenished?	
When can the reserve be accessed?	
Who owns the reserve?	

Provide a justification for any unusual reserve structures, including ownership of the reserves:

X. Cash Flow, Program Income, and Fees to the PHA

Instructions: Answer the following questions in narrative form for the specific phase under review, as appropriate.

After payment of all expenses, how is cash flow distributed?

No cash flow is expected; however, in the event that there is cash flow available, it will be available to repay any operating deficit loans made by the General Partner, pay a priority distribution to the owner, and to pay any deferred developer fee to the General Partner. Once those items are paid, 50% of the remainder will be paid to the PHA as repayment of the loan secured by the Capital Funds. Any remainder will be split 10% to the Investor and 90% to the General Partner.

What are the expected sources of program income (e.g., repayments of loans, PHA development fees, etc.) and what is the PHA's planned use for this program income?

No income is expected; however, in the event that income is available, the income will be used to replenish the J.T. Davis Affordability Reserve and thereafter to provide additional services to the J.T. Davis Courts residents.

Complete the following table to indicate what fees (e.g., developer fee, asset management fee, property management fee, etc.) are to be paid to the PHA/PHA Affiliate.

Type of Fee/Description	Amount
	\$
	\$
	\$

XI. Additional Information on the Project

Instructions: In narrative form, provide any additional information on the project and business terms of which HUD should be aware when reviewing the terms for this phase. Such issues might include:

- unusual programs or fee structures HUD will need to evaluate;
- justifications for any fees or structures proposed outside of HUD's Safe Harbor or Cost Control limitations;

- effect of a consent decree on the mixed-finance project;
- market concerns;
- use of Capital Funds as bridge loan; and/or
- Other circumstances that will result in unusual terms or the need for a delayed or accelerated closing.

Narrative on additional project/phase information:

J.T. Davis Courts is the second element of the Victory Village HOPE VI project. This element is to be funded by the issuance of tax exempt bonds by the Meridian Housing Authority secured by no more than 1/3 of the annual Capital Fund Grant Funds received over the next twenty years from HUD. The net proceeds expected to approximate \$5,353,483 will be loaned to Davis Associates, L.P. to finance the project in conjunction with tax credit equity.

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: J.T. Davis Courts (Victroy Village Element 2)

Using TDC/HCC Limits published in Notice PIH 2005-26 for: JACKSON, MISSISSIPPI

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	10	-	\$ 61,970	\$ 619,697	\$ 108,447	\$ 1,084,470
	2	-	30	-	\$ 81,639	\$ 2,449,182	\$ 142,869	\$ 4,286,069
	3	-	19	-	\$ 99,118	\$ 1,883,233	\$ 173,456	\$ 3,295,657
	4	-	-	-	\$ 117,249	\$ -	\$ 205,186	\$ -
	5	-	-	-	\$ 128,922	\$ -	\$ 225,613	\$ -
	6	-	-	-	\$ 139,911	\$ -	\$ 244,844	\$ -
Row House	1	-	-	-	\$ 54,428	\$ -	\$ 95,248	\$ -
	2	-	-	-	\$ 70,785	\$ -	\$ 123,874	\$ -
	3	-	-	-	\$ 85,593	\$ -	\$ 149,787	\$ -
	4	-	-	-	\$ 101,019	\$ -	\$ 176,783	\$ -
	5	-	-	-	\$ 110,875	\$ -	\$ 194,032	\$ -
	6	-	-	-	\$ 119,924	\$ -	\$ 209,868	\$ -
Walkup	0	-	-	-	\$ 34,110	\$ -	\$ 59,692	\$ -
	1	-	4	-	\$ 45,781	\$ 183,122	\$ 80,116	\$ 320,464
	2	-	4	-	\$ 58,230	\$ 232,918	\$ 101,902	\$ 407,607
	3	-	-	-	\$ 77,422	\$ -	\$ 135,488	\$ -
	4	-	-	-	\$ 95,675	\$ -	\$ 167,431	\$ -
	5	-	-	-	\$ 107,867	\$ -	\$ 188,768	\$ -
Elevator	0	-	-	-	\$ 38,635	\$ -	\$ 61,816	\$ -
	1	-	-	-	\$ 54,089	\$ -	\$ 86,542	\$ -
	2	-	-	-	\$ 69,543	\$ -	\$ 111,268	\$ -
	3	-	-	-	\$ 92,724	\$ -	\$ 148,358	\$ -
	4	-	-	-	\$ 115,905	\$ -	\$ 185,447	\$ -
	5	-	-	-	\$ 131,358	\$ -	\$ 210,173	\$ -
			67			\$ 5,368,153		\$ 9,394,268

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demo'd or lost to conversion (total, all phases)	226	()	%	of units:	36%	(This portion of demolition cost is excluded from TDC limit)
Number of replacement units built back on the original site (total, all phases)	144						
PH units demolished and not replaced on the original PH site (total, all phases)	82						

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. HOPE VI Revitalization & Demo-only Grants	\$ 2,696,646
Borrowed Funds to be Repaid with Public Housing Capital Assistance	\$ 6,780,000
Total Sources of Public Housing Capital Assistance	\$ 9,476,646

Step 8. Enter All Uses of Public Housing Capital Assistance

Line Item	HUD Bdgt
Community and Supportive Services ("CSS" -- for HOPE VI projects only)	\$ 385,289
Management Improvements, PHA	\$ 257,355
Administration, PHA	\$ 141,322
Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)	\$ 2,445,056
Site Acq. (cost of sites w/o structures to be retained as housing)	\$ -
Site Improvement (streets, site improvements and public improvements)	\$ 799,339
Dwelling Structures, Rehab (cost to rehab existing PH units only)	\$ -
Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)	\$ 4,711,323
Dwelling Structures, Acquisition (acq. of existing units, + rehab cost)	\$ -
Dwelling Equip, New Const (for new construction units only)	\$ 102,100
Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)	\$ -
Non Dwelling Structures (community facilities, social service space, etc.)	\$ 79,200
Non Dwelling Equipment (e.g., vehicles)	\$ -
Demolition (enter total of all demo & environmental remediation costs)	\$ 525,324
Relocation (moving expenses, & PHA cost of full-time relo staff)	\$ 30,338
Total Uses of Public Housing Capital Assistance	\$ 9,476,646

Excluded Demolition and Abatement Cost Calculation

Total cost of public housing unit demo & associated env. abatement	\$ 525,324
(Minus) demo costs associated with replacement units built on original site	\$ (334,720)
Portion of Demo Excluded as "Additional Project Costs" (% from Step 6)	36% \$ 190,604

Step 10. Enter Extraordinary Site Cost (exclude if HUD-approved)

Community & Supportive Services ("CSS" -- for HOPE VI projects only)	\$ 385,289
(Minus) Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit)	\$ (575,893)
Total Uses of Public Housing Capital Assistance (subject to TDC Limit)	\$ 8,900,753
As a Percentage of the TDC Limit (from Step 3 above)	\$ 9,394,268

Step 9. Confirm:



Sources = Uses
Total Sources (Step 7) must equal Total Uses (Step 8)

----> Difference: \$0

Okay: Sources = Uses

(± \$5 rounding allowance)

Step 11. Review Results

TDC Limit Analysis:
Total Development Cost (PH Capital Assistance only) as Percentage of TDC Limit

94.75%

HCC Limit Analysis:
Housing Construction Cost (PH Capital Assistance only) as Percentage of HCC Limit

Public Housing Capital Assistance for Housing Construction Costs		
Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)	1460	\$ 4,711,323
Dwelling Equipment, New Const (if not already included in 1460)	1465	\$ 102,100
Total Housing Construction Cost		\$ 4,813,423
As a Percentage of the HCC Limit (from Step 3 above)		\$ 5,368,153

89.67%

MS004 LOCCS Debt Service Payment Schedule

LOCCS Payment Date	LOCCS Payment Amount	Target Grant Year Amount	Principal Payment Amount	Interest Payment Amount
03/01/2006	0.00	2005		84750.00
09/01/2006	0.00	2005		169500.00
03/01/2007	0.00	2006		169500.00
09/01/2007	220000.00	2006	220000.00	169500.00
03/01/2008	164000.00	2007		164000.00
09/01/2008	399000.00	2007	235000.00	164000.00
03/01/2009	158125.00	2008		158125.00
09/01/2009	403125.00	2008	245000.00	158125.00
03/01/2010	152000.00	2009		152000.00
09/01/2010	407000.00	2009	255000.00	152000.00
03/01/2011	145625.00	2010		145625.00
09/01/2011	415625.00	2010	270000.00	145625.00
03/01/2012	138875.00	2011		138875.00
09/01/2012	423875.00	2011	285000.00	138875.00
03/01/2013	131750.00	2012		131750.00
09/01/2013	426750.00	2012	295000.00	131750.00
03/01/2014	124375.00	2013		124375.00
09/01/2014	434375.00	2013	310000.00	124375.00
03/01/2015	116625.00	2014		116625.00
09/01/2015	446625.00	2014	330000.00	116625.00
03/01/2016	108375.00	2015		108375.00
09/01/2016	453375.00	2015	345000.00	108375.00
03/01/2017	99750.00	2016		99750.00
09/01/2017	459750.00	2016	360000.00	99750.00
03/01/2018	90750.00	2017		90750.00
09/01/2018	470750.00	2017	380000.00	90750.00
03/01/2019	81250.00	2018		81250.00
09/01/2019	481250.00	2018	400000.00	81250.00
03/01/2020	71250.00	2019		71250.00
09/01/2020	491250.00	2019	420000.00	71250.00
03/01/2021	60750.00	2020		60750.00
09/01/2021	500750.00	2020	440000.00	60750.00
03/01/2022	49750.00	2021		49750.00
09/01/2022	509750.00	2021	460000.00	49750.00
03/01/2023	38250.00	2022		38250.00
09/01/2023	523250.00	2022	485000.00	38250.00
03/01/2024	26125.00	2023		26125.00
09/01/2024	536125.00	2023	510000.00	26125.00
03/01/2025	13375.00	2024		13375.00
09/01/2025	548375.00	2024	535000.00	13375.00
			6780000.00	4135250.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 Capital Fund 09/30/2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2008 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	\$ 343,460.00	\$ 343,460.00	\$ 343,460.00	\$ 343,460.00
3	1408 Management Improvements	\$ 100,000.00	\$ 19,782.95	\$ 19,782.95	\$ 17,832.95
4	1410 Administration	\$ 155,000.00	\$ 122,398.53	\$ 122,398.53	\$ 122,398.53
5	1411 Audit	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 100,000.00	\$ 141,465.55	\$ 141,465.55	\$ 138,456.51
8	1440 Site Acquisition	\$ 113,139.00	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 23,842.59	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 485,870.08	\$ 865,911.17	\$ 865,911.17	\$ 628,192.89
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 109,992.33	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 55,000.00	\$ 3,285.80	\$ 3,285.80	\$ 3,285.80
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 10,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 219,999.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,717,304.00	\$ 1,717,304.00	\$ 1,717,304.00	\$ 1,474,625.68
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: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Capital Fund			09/30/2008	
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	Obligated	Expended		
MHA Wide	Operations	1406		\$ 343,460.00	\$ 343,460.00	\$ 343,460.00	\$ 343,460.00		
	Subtotal			\$ 343,460.00	\$ 343,460.00	\$ 343,460.00	\$ 343,460.00		
MHA Wide	Staff Training	1408		\$ 50,000.00	\$ 4,263.36	\$ 4,263.36	\$ 4,263.36		
	Computer Software	1408		\$ 50,000.00	\$ 15,519.59	\$ 15,519.59	\$ 13,569.59		
	Subtotal			\$ 100,000.00	\$ 19,782.95	\$ 19,782.95	\$ 17,832.95		
MHA Wide	CFP Salaries Including Benefits	1410		\$ 155,000.00	\$ 122,398.53	\$ 122,398.53	\$ 122,398.53		
	Subtotal			\$ 155,000.00	\$ 122,398.53	\$ 122,398.53	\$ 122,398.53		
MHA Wod	Audit Cost	1411		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
	Subtotal			\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
MHA Wide	A&E Fees	1430		\$ 100,000.00	\$ 141,465.55	\$ 141,465.55	\$ 138,456.51		
	Subtotal			\$ 100,000.00	\$ 141,465.55	\$ 141,465.55	\$ 138,456.51		
MHA Wide	Acquire Home Ownership/Public Housing Sites	1440		\$ 113,139.00	\$ -				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Capital Fund			09/30/2008	
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	Obligated	Expended		
	(purchase property adjacent to new maintenance facility; purchase 2 lots with substandard houses 45th Ave adjacent to VV project)			\$ 113,139.00	\$ -	\$ -	\$ -		
MS004-013	Repair Sidewalks/Tripping Hazards/Erosion (Annual Inspection Deficiencies)	1450		\$ 11,421.30	\$ -				
MS004-014	Repair Sidewalks/Tripping Hazards/Erosion (Annual Inspection Deficiencies)	1450		\$ 12,421.29	\$ -				
	Subtotal			\$ 23,842.59	\$ -	\$ -	\$ -		
MS004-003	Major Renovation Mt. View				\$ 150,000.00	\$ 150,000.00	\$ 150,000.00		
MS004-006	Replace Interior Doors	1460		\$ 63,600.00	\$ -				
MS004-012A	Replace Bathtubs	1460		\$ 310,000.00	\$ 394,371.78	\$ 394,371.78	\$ 167,953.50	Gibraltar const. (632400)	
MS004-012A	Gable End Louvers	1460			\$ -				
MS004-012A	Storm Door Replacement	1460			\$ 55,979.19	\$ 55,979.19	\$ 44,679.19	Crimson Eagle	
MS004-012A	Replace Heating Systems	1460			\$ 158,052.20	\$ 158,052.20	\$ 158,052.20	Hoover	
MS004-012B	Storm Door Replacement	1460			\$ 107,508.00	\$ 107,508.00	\$ 107,508.00	Crimson Eagle	

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Capital Fund			09/30/2008	
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	Obligated	Expended		
MS004-12A	Porch Awnings/Fascia/Gutters	1460		\$ 98,700.00	\$ -				
MS004-12B	Porch Awnings/Fascia/Gutters	1460		\$ 13,570.08	\$ -				
	Subtotal			\$ 485,870.08	\$ 865,911.17	\$ 865,911.17	\$ 628,192.89		
MS004-012B	Replace Appliances	1465		\$ 109,992.33	\$ -				
	Subtotal			\$ 109,992.33	\$ -	\$ -	\$ -		
MS004		1470		\$ -	\$ -	\$ -	\$ -		
	Subtotal			\$ -	\$ -	\$ -	\$ -		
MHA Wide	Computer Hardware	1475		\$ 30,000.00	\$ 3,285.80	\$ 3,285.80	\$ 3,285.80		
MHA Wide	Maintenance Vehicles	1475		\$ 25,000.00	\$ -				
	Subtotal			\$ 55,000.00	\$ 3,285.80	\$ 3,285.80	\$ 3,285.80		

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 Capital Fund			
									09/30/2008
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	Obligated	Expended		
		1485		\$ -	\$ -				
	Subtotal			\$ -	\$ -	\$ -	\$ -		
MHA Wide	Relocation	1495		\$ 10,000.00	\$ -				
	Subtotal			\$ 10,000.00	\$ -	\$ -	\$ -		
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 219,999.00		
	Subtotal			\$ -	\$ 220,000.00	\$ 220,000.00	\$ 219,999.00		
	Grand Total			\$ 1,717,304.00	\$ 1,717,304.00	\$ 1,717,304.00	\$ 1,474,625.68		

\$ -

100%

\$ -

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450106 Replacement Housing Factor No:			Federal FY of Grant: 2006 Capital Fund 09/30/2008		
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	
MHA Wide	07/17/2008			07/17/2010			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 Capital Fund 09/30/2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2008 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	\$ 322,450.00	\$ 322,450.00	\$ 322,450.00	\$ 322,450.00
3	1408 Management Improvements	\$ 30,000.00	\$ 15,000.00	\$ -	\$ -
4	1410 Administration	\$ 158,000.00	\$ 161,229.00	\$ 161,229.00	\$ -
5	1411 Audit	\$ 1,000.00	\$ 1,000.00	\$ -	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ 100,000.00	\$ -	\$ -
9	1450 Site Improvement	\$ 33,125.00	\$ 31,709.04	\$ 9,224.04	\$ 9,224.04
10	1460 Dwelling Structures	\$ 381,881.00	\$ 301,612.22	\$ 301,728.22	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 39,500.00	\$ 49,000.00	\$ 49,000.00	\$ 49,900.00
13	1475 Nondwelling Equipment	\$ 48,336.00	\$ 36,291.74	\$ -	\$ -
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 5,000.00	\$ 1,000.00	\$ -	\$ -
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 563,000.00	\$ 563,000.00	\$ 563,000.00	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,612,292.00	\$ 1,612,292.00	\$ 1,406,631.26	\$ 381,574.04
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: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007 Capital Fund		09/30/2008	
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	Obligated	Expended		
MHA Wide	Operations	1406		\$ 322,450.00	\$ 322,450.00	\$ 322,450.00	\$ 322,450.00		
	Subtotal			\$ 322,450.00	\$ 322,450.00	\$ 322,450.00	\$ 322,450.00		
MHA Wide	Staff Training Computer Software	1408 1408		\$ 20,000.00 \$ 10,000.00	\$ 10,000.00 \$ 5,000.00				
	Subtotal			\$ 30,000.00	\$ 15,000.00	\$ -	\$ -		
MHA Wide	CFP Salaries Including Benefits	1410		\$ 158,000.00	\$ 161,229.00	\$ 161,229.00	\$ 161,229.00		
	Subtotal			\$ 158,000.00	\$ 161,229.00	\$ 161,229.00	\$ 161,229.00		
MHA Wod	Audit Cost	1411		\$ 1,000.00	\$ 1,000.00				
	Subtotal			\$ 1,000.00	\$ 1,000.00	\$ -	\$ -		
MHA Wide	A&E Fees	1430		\$ 30,000.00	\$ 30,000.00				
	Subtotal			\$ 30,000.00	\$ 30,000.00	\$ -	\$ -		
MHA Wide	Acquire Home Ownership/Public Housing Sites	1440		\$ -	\$ 100,000.00				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007 Capital Fund			09/30/2008	
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	Obligated	Expended		
	(purchase property adjacent to new maintenance facility; purchase 2 lots with substandard houses 45th Ave adjacent to VV project)								
Subtotal				\$ -	\$ 100,000.00	\$ -	\$ -		
MS004-011	Repair Sidewalks/Tripping Hazards/Erosion (Annual Inspection Deficiencies)	1450		\$ 5,000.00	\$ 5,000.00				
MS004-001	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 1,345.00				
MS004-002	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 1,345.00				
MS004-003	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 2,690.00				
MS004-004	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 2,690.00				
MS004-006	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 1,345.00				
MS004-010D	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 1,345.00				
MS004-013	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 1,345.00				
MS004-12A	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 2,690.00				
MS004-12B	Rules/Safety Signs for Playgrounds	1450		\$ 3,125.00	\$ 2,690.00				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:			2007 Capital Fund			
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	Obligated	Expended	
MS004-12A	Entrance Basketball courts	1450			\$ 9,224.04	\$ 9,224.04	\$ 9,224.04	
Subtotal				\$ 33,125.00	\$ 31,709.04	\$ 9,224.04	\$ 9,224.04	
MS004-001	Replace Storm Doors	1460		\$ 49,270.00				moved to later grant
MS004-002	Phase I Major Renovation Work included but not limited to: Renovation Kitchen Renovation Bathroom Renovation Floors Renovation Interior Painting Renovation Upgrade Electrical Renovation Upgrade Plumbing Replace Windows/Screens Replace Roofs Replace HVAC Replace Doors & Storm Doors	1460		\$ -	\$ -			
MS004-006	Replace Interior Doors	1460		\$ -	\$ -			moved to later grant
MS004-006	Venthood Extinguishing Systems	53	1460	\$ 26,860.00	\$ 26,860.00	\$ 26,860.00		
MS004-011	Replace Storm Doors	1460		\$ 16,610.00	\$ -			moved to later grant

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007 Capital Fund			09/30/2008	
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	Obligated	Expended		
MS004-13	Cover Sheetrock walls with Luan	1460		\$ 187,160.00	\$ -				
MS004-014	Replace Storm Doors	1460		\$ 13,841.00	\$ -			moved to later grant	
MS004-014	Exterior Gable Vents/fascia/soffit	1460		\$ 40,000.00	\$ -			moved to later grant	
MS004-012C	Venthood Extinguishing Systems	95 1460		\$ 48,140.00	\$ 48,140.00	\$ 48,140.00			
MS004-012B	Bathtub replacement/renovation	1460			\$ 226,612.22	\$ 226,728.22		Gibraltar const. (632400)	
Subtotal				\$ 381,881.00	\$ 301,612.22	\$ 301,728.22	\$ -		
MS004-012B	Replace Appliances	1465		\$ -	\$ -			moved to later grant	
Subtotal				\$ -	\$ -	\$ -	\$ -		
	Roof for Canopy Central Office	1470		\$ 39,500.00	\$ 49,000.00	\$ 49,000.00	\$ 49,900.00		
Subtotal				\$ 39,500.00	\$ 49,000.00	\$ 49,000.00	\$ 49,900.00		
MHA Wide	Computer Hardware	1475		\$ 30,000.00	\$ 18,000.00				
MHA Wide	Maint. Vehicles/Equipment	1475		\$ 18,336.00	\$ 18,291.74				
Subtotal				\$ 48,336.00	\$ 36,291.74	\$ -	\$ -		

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007 Capital Fund		09/30/2008	
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	Obligated	Expended		
		1485							
	Subtotal			\$ -	\$ -	\$ -	\$ -		
MHA Wide	Relocation	1495		\$ 5,000.00	\$ 1,000.00				
	Subtotal			\$ 5,000.00	\$ 1,000.00	\$ -	\$ -		
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 563,000.00	\$ 563,000.00	\$ 563,000.00	\$ 563,000.00		
	Subtotal			\$ -	\$ 563,000.00	\$ 563,000.00	\$ 563,000.00		
	Grand Total			\$ 1,612,292.00	\$ 1,612,292.00	\$ 1,406,631.26	\$ 1,105,803.04		

\$ - \$ -

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450107 Replacement Housing Factor No:			Federal FY of Grant: 2007 Capital Fund 09/30/2008		
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	
MHA Wide	09/13/2009			09/13/2011			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 Capital Fund 09/30/2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2008 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	\$ 400,132.00	\$ 400,132.00	\$ 400,132.00	\$ 400,132.00
3	1408 Management Improvements	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -
4	1410 Administration	\$ 158,000.00	\$ 200,066.00	\$ -	\$ -
5	1411 Audit	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 63,339.00	\$ 46,357.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 222,221.00	\$ 63,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 511,536.00	\$ 529,051.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ 128,622.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 48,182.00	\$ 48,182.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 5,000.00	\$ 3,000.00	\$ -	\$ -
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 561,250.00	\$ 561,250.00	\$ 561,250.00	\$ -
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,000,660.00	\$ 2,000,660.00	\$ 961,382.00	\$ 400,132.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008 Capital Fund 09/30/2008			
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	Obligated	Expended		
MHA Wide	Operations	1406		\$ 400,132.00	\$ 400,132.00	\$ 400,132.00	\$ 400,132.00		
	Subtotal			\$ 400,132.00	\$ 400,132.00	\$ 400,132.00	\$ 400,132.00		
MHA Wide	Staff Training Computer Software	1408 1408		\$ 20,000.00 \$ 10,000.00	\$ 10,000.00 \$ 10,000.00				
	Subtotal			\$ 30,000.00	\$ 20,000.00	\$ -	\$ -		
MHA Wide	CFP Salaries Including Benefits	1410		\$ 158,000.00	\$ 200,066.00				
	Subtotal			\$ 158,000.00	\$ 200,066.00	\$ -	\$ -		
MHA Wod	Audit Cost	1411		\$ 1,000.00	\$ 1,000.00				
	Subtotal			\$ 1,000.00	\$ 1,000.00	\$ -	\$ -		
MHA Wide	A&E Fees	1430		\$ 63,339.00	\$ 46,357.00				
	Subtotal			\$ 63,339.00	\$ 46,357.00	\$ -	\$ -		
MHA Wide		1440		\$ -					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:				2008 Capital Fund			
						09/30/2008			
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	Obligated	Expended		
	Subtotal			\$ -	\$ -	\$ -	\$ -		
MS004-010	Landscape & Repair Gazebo	1450			\$ 13,000.00				
MS004-13	Security Fencing Breezeway area	1450			\$ 50,000.00				
MS004-003	Exterior Lighting	1450		\$ 170,000.00					
MS004-001	Playground Resurfacing	1450		\$ 4,502.00					
MS004-002	Playground Resurfacing	1450		\$ 3,589.00					
MS004-003	Playground Resurfacing	1450		\$ 2,230.00					
MS004-004	Playground Resurfacing	1450		\$ 4,894.00					
MS004-006	Playground Resurfacing	1450		\$ 3,987.00					
MS004-010D	Playground Resurfacing	1450		\$ 3,883.00					
MS004-013	Playground Resurfacing	1450		\$ 10,000.00					
MS004-012A	Playground Resurfacing	1450		\$ 9,946.00					
MS004-012B	Playground Resurfacing	1450		\$ 9,190.00					
	Subtotal			\$ 222,221.00	\$ 63,000.00	\$ -	\$ -		
MS004-001	Replace Storm Doors	1460			\$ 35,000.00				
MS004-002	Phase I Major Renovation Work included but not limited to: Renovation Kitchen Renovation Bathroom Renovation Floors	1460		\$ 300,000.00	\$ 300,000.00				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008 Capital Fund				
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	Obligated	Expended	
		Renovation Interior Painting Renovation Upgrade Electrical							
		Renovation Upgrade Plumbing Replace Windows/Screens Replace Roofs Replace HVAC Replace Doors & Storm Doors							
MS004-006	Replace Interior Doors		1460			\$ 63,600.00			
MS004-006	Building Identification		1460		\$ 850.00	\$ -			
MS004-012A	Replace flooring and Subflooring		1460		\$ 10,000.00	\$ -			
MS004-014	Exterior Gable Vents/fascia/soffit		1460		\$ 200,686.00	\$ 40,000.00			
MS004-014	Replace Storm Doors		1460			\$ 13,841.00			
MS004-010F	Roof/Fascia/Gutters		1460			\$ 60,000.00			
MS004-011	Replace Storm Doors		1460			\$ 16,610.00			
Subtotal					\$ 511,536.00	\$ 529,051.00	\$ -	\$ -	

09/30/2008

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008 Capital Fund				
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	Obligated	Expended	
MS004-012B	Replace Appliances		1465				\$ 128,622.00			
Subtotal						\$ -	\$ 128,622.00	\$ -	\$ -	
			1470							
Subtotal						\$ -	\$ -	\$ -	\$ -	
MHA Wide	Computer Hardware		1475			\$ 30,000.00	\$ 30,000.00			
MHA Wide	Maint. Vehicles/Equipment		1475			\$ 18,182.00	\$ 18,182.00			
Subtotal						\$ 48,182.00	\$ 48,182.00	\$ -	\$ -	
			1485							
Subtotal						\$ -	\$ -	\$ -	\$ -	
MHA Wide	Relocation		1495			\$ 5,000.00	\$ 3,000.00			

09/30/2008

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS26P00450108 Replacement Housing Factor Grant No:				2008 Capital Fund			
						09/30/2008			
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	Obligated	Expended		
	Subtotal			\$ 5,000.00	\$ 3,000.00	\$ -	\$ -		
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 561,250.00	\$ 561,250.00	\$ 561,250.00			
	Subtotal		\$ -	\$ 561,250.00	\$ 561,250.00	\$ 561,250.00	\$ -		
	Grand Total			\$ 2,000,660.00	\$ 2,000,660.00	\$ 961,382.00	\$ 400,132.00		

\$ - \$ -

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450108 Replacement Housing Factor No:			Federal FY of Grant: 2008 Capital Fund 09/30/2008		
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	
MHA Wide	06/12/2010			06/12/2012			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009 Capital Fund 09/30/2008
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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	\$ 400,132.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 20,000.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 200,066.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 1,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 80,000.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ 50,000.00	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 97,221.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 349,059.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 128,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 60,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,182.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 3,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 559,000.00			
20	1502 Contingency	\$ 20,000.00			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,000,660.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009 Capital Fund			
						09/30/2008			
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	Obligated	Expended		
MHA Wide	Operations	1406		\$ 400,132.00					
	Subtotal			\$ 400,132.00	\$ -	\$ -	\$ -		
MHA Wide	Staff Training Computer Software	1408 1408		\$ 10,000.00 \$ 10,000.00					
	Subtotal			\$ 20,000.00	\$ -	\$ -	\$ -		
MHA Wide	CFP Salaries Including Benefits	1410		\$ 200,066.00					
	Subtotal			\$ 200,066.00	\$ -	\$ -	\$ -		
MHA Wod	Audit Cost	1411		\$ 1,000.00					
	Subtotal			\$ 1,000.00	\$ -	\$ -	\$ -		
MHA Wide	A&E Fees	1430		\$ 80,000.00					
	Subtotal			\$ 80,000.00	\$ -	\$ -	\$ -		
MHA Wide	Aquire Property for Homeownership	1440		\$ 50,000.00					

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:				2009 Capital Fund			
						09/30/2008			
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	Obligated	Expended		
Subtotal				\$ 50,000.00	\$ -	\$ -	\$ -		
MS004-001	Repair Sink Holes			\$ 30,000.00					
MS004-003	Exterior Lighting	1450		\$ 15,000.00					
MS004-001	Playground Resurfacing	1450		\$ 4,502.00					
MS004-002	Playground Resurfacing	1450		\$ 3,589.00					
MS004-003	Playground Resurfacing	1450		\$ 2,230.00					
MS004-004	Playground Resurfacing	1450		\$ 4,894.00					
MS004-006	Playground Resurfacing	1450		\$ 3,987.00					
MS004-010D	Playground Resurfacing	1450		\$ 3,883.00					
MS004-013	Playground Resurfacing	1450		\$ 10,000.00					
MS004-012A	Playground Resurfacing	1450		\$ 9,946.00					
MS004-012B	Playground Resurfacing	1450		\$ 9,190.00					
Subtotal				\$ 97,221.00	\$ -	\$ -	\$ -		
MS004-001	Interior Painting/Occupied Units	30	1460	\$ 20,250.00					
MS004-004	Interior Painting/Occupied Units	32	1460	\$ 21,600.00					
MS004-012B	Interior Painting/Occupied Units	64	1460	\$ 43,200.00					
MS004-006	Replace Storm Doors	53	1460	\$ 34,000.00					

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009 Capital Fund				
					09/30/2008				
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	Obligated	Expended		
MS004-003	Address Mold Issues	80	1460	\$	75,000.00				
MS004-003	Hard Wire Smoke Detectos	40	1460	\$	5,009.00				
MS004-004	Bathtub Replacement	97	1460	\$	150,000.00				
Subtotal				\$	349,059.00	\$	-	\$	-
MS004-012A	Replace Appliances		1465	\$	128,000.00				
Subtotal				\$	128,000.00	\$	-	\$	-
MS004-012B	Replace HVAC Pre K Building		1470	\$	5,000.00				
MS004-090	Interior reconfiguration maintenance facility		1470	\$	50,000.00				
MS004-006	Replace HVAC in on site Police Sub Station		1470	\$	5,000.00				
Subtotal				\$	60,000.00	\$	-	\$	-

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009 Capital Fund 09/30/2008			
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	Obligated	Expended		
MHA Wide	Computer Hardware	1475		\$ 15,000.00					
MHA Wide	Maint. Vehicles/Equipment	1475		\$ 18,182.00					
	Subtotal			\$ 33,182.00	\$ -	\$ -	\$ -		
		1485							
	Subtotal			\$ -	\$ -	\$ -	\$ -		
MHA Wide	Relocation	1495		\$ 3,000.00	\$ -				
	Subtotal			\$ 3,000.00	\$ -	\$ -	\$ -		
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 559,000.00					
	Subtotal			\$ -	\$ 559,000.00	\$ -	\$ -		
	Contingency	1502		\$ 20,000.00					
	Subtotal			\$ -	\$ 20,000.00	\$ -	\$ -		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS26P00450109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009 Capital Fund 09/30/2008				
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	Obligated	Expended	
					\$ 2,000,660.00	\$ -	\$ -	\$ -	
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: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450109 Replacement Housing Factor No:			Federal FY of Grant: 2009 Capital Fund 09/30/2008		
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	
MHA Wide	06/12/2011			06/12/2013			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

**MERIDIAN HOUSING AUTHORITY PROPOSED REPLACEMENT
HOUSING PLAN**

I. A Brief Description

- A. Total units to be developed 12
- B. Development Method
 - 1. Single family dwellings/New Construction on Property owned by MHA
- C. Structure Type
 - 1. Single family dwellings
 - 2. Townhouse

II. Schedule

- A. Hire A&E Firm by (developer) 04/01/09
- B. Plans and specs for development 04/01/09
- C. Submit Development Proposal to HUD 05/01/09
- D. DOFA 09/30/09

III. Amount and Sources of Funding (Estimates)

- A. Replacement Housing Funds First 3 Funding Years \$489,595
- B. Tax Credits 600,000
- C. HOPE VI 2004 500,000
- D. Reserves 100,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R00450106	Federal FY of Grant: 2006 RHF
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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	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 181,561.00			
19	1501 Collaterization or Debt Service	\$ -			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 181,561.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450106 Replacement Housing Factor No: MS26R00450106			Federal FY of Grant: 2006 RHF		
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	
MHA Wide	07/17/2008			07/17/2010			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R00450107	Federal FY of Grant: 2007 RHF
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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	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 160,826.00			
19	1501 Collateralization or Debt Service	\$ -			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 160,826.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450107 Replacement Housing Factor No: MS26R00450107			Federal FY of Grant: 2007 RHF		
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	
MHA Wide	09/12/2009			09/12/2011			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R00450108	Federal FY of Grant: 2008 RHF
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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	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 147,208.00			
19	1501 Collaterization or Debt Service	\$ -			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 147,208.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450108 Replacement Housing Factor No: MS26R00450108			Federal FY of Grant: 2008 RHF		
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	
MHA Wide	06/12/2010			06/12/2012			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Meridian Housing Authority/MS004		Locality (City/County & State) Meridian/Lauderdale, MS			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name MHA Wide	Work Statement for Year 1 FFY _2009____	Work Statement for Year 2 FFY _2010_____	Work Statement for Year 3 FFY _2011_____	Work Statement for Year 4 FFY _2012_____	Work Statement for Year 5 FFY _2013_____
B.	Physical Improvements Subtotal	Annual Statement	\$645,712	\$637,712	\$591,962	\$591,712
C.	Management Improvements		50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment		50,000	50,000	100,000	100,000
E.	Administration		200,066	200,066	200,066	200,066
F.	Other		93,500	100,000	100,000	100,000
G.	Operations		400,132	400,132	400,132	400,132
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service		561,250	562,750	558,500	558,750
K.	Total CFP Funds		2,000,660	2,000,660	2,000,660	2,000,660
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,000,660	\$2,000,660	\$2,000,660	\$2,000,660

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Meridian Housing Authority/MS004		Locality (City/county & State) Meridian/Lauderdale, MS			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _2009__	Work Statement for Year 2 FFY __2010_____	Work Statement for Year 3 FFY __2011_____	Work Statement for Year 4 FFY __2012_____	Work Statement for Year 5 FFY _2013_____
	MS004000001/Highway Village	Annual Statement			\$21,131	
	MS004000002/Frank Berry Courts				\$28,631	
	MS004000003/Mt. View Village/Scattered Sites		\$40,000		\$17,500	
	MS004000004/George Reese Courts		\$260,212			
	MS004000013/Sowashee Courts			50,000		\$26,131
	MS004000051/Western Gardens/Oakland Heights		\$345,500		\$136,700	\$337,313
	MS004000052/Eastern Gardens			\$587,712	\$388,000	
	MHA Wide					\$228,268

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2010</u> FFY _____			Work Statement for Year: <u>2011</u> FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	MS004000051/Western Gardens Central Heating Systems		\$270,000	MS004000052/Eastern Gardens Central Heating Systems		\$352,512
Annual	MS004000051/Western Gardens Repair Bus Stop Shelters		15,000	MS004000052/Eastern Gardens Hot Water Heater Replacement		58,200
Statement	MS004000051/Western Gardens Outdoor Lighting		30,000	MS004000052/Eastern Gardens Exterior Door Replacement		90,000
	MS004000051/Western Gardens Site Office Identification		5,500	MS004000052/Eastern Gardens Outdoor Lighting		41,500
	MS004000051/Western Gardens Restripe Parking Area		25,000	MS004000052/Eastern Gardens Site Office Identification		5,500
	MS004000004/George Reese Courts Heating Systems		218,712	MS004000052/Eastern Gardens Restripe Parking Area		25,000
	MS004000004/George Reese Courts Site Office Identification		5,500	MS004000052/Eastern Gardens Repair Bus Stop Shelters		15,000
	MS004000003/4-14 Scattered sites Interior Doors		40,000	MS004000013 Sowashee Courts Storm Door Replacement		50,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year __2012_____ FFY _____			Work Statement for Year: __2013_____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	MS004000051/Western Gardens Storm Door Replacement		\$100,000	MS004000051/Oakland Heights Central Heating Systems		\$301,182
Annual	MS0004000051/Western Gardens Hot Water Heater Replacement		31,700	MS004000051/Oakland Heights Site Office Identification		6,131
Statement	MS004000051/Western Gardens Porch Rail Repair		5,000	MS004000051/Oakland Heights Exterior Lighting		19,000
	MS004000052/Eastern Gardens Bathtub Replacement		388,000	MS004000051/Oakland Heights Landscaping/restripe parking area		6,000
	MS004000002/Frank Berry Courts Exterior Lighting		22,500	MS004000051/Western Gardens Replace HVAC Pre K building		5,000
	MS004000002/Frank Berry Courts Site Office Identification		6,131	MS004000013/Sowashee Courts Site Office Identification		6,131
	MS004000001/Highway Village Exterior Lighting		15,000	MS004000013/Sowashee Courts Porch rail repair		5,000
	MS004000001/Highway Village Site Office Identification		6,131	MS004000013/Sowashee Courts Breezeway demolition		15,000

Significant Changes to the Annual Plan

Request for changes in the Section 8/Housing Choice Voucher Administrative Plan

1. Mandatory Social Security Numbers - Families are now required to provide verification of Social Security Numbers for all family members. This requirement also applies to persons joining the family after admission to the program. If the family member does not have a Social Security Card, MHA will accept documentation from the Social Security Administration showing the family member has a number and reporting on that documentation what the number is. Other means that will be accepted include the following:
 - Medical Insurance records or identification card
 - Identification card issued by a Federal, State or local agency
 - Earnings statement or payroll stub
 - Bank statement
 - Medical Card
 - Health/Shot record
 - Verification from Department of Human Resources
2. Interim changes: Interim Re-examination Policy will not state any changes in tenant income resulting in a rent adjustment of greater than or less than \$50 in rent between admissions and recertifications and the next succeeding recertification.
3. Moves with continued assistance/portability - In addition to the current restrictions on portability that include: If the family is in violation of a family obligation, if the family owes money to MHA and if the family has moved out of its unit in violation of the lease and now if there is insufficient funding.

Request for changes in the Admissions and Continued Occupancy Policy

1. Mandatory Social Security Numbers - Families are now required to provide verification of Social Security Numbers for all family members. This requirement also applies to persons joining the family after admission to the program. If the family member does not have a Social Security Card, MHA will accept documentation from the Social Security Administration showing the family member has a number and reporting on that documentation what the number is. Other means that will be accepted include the following:
 - Medical Insurance records or identification card
 - Identification card issued by a Federal, State or local agency
 - Earnings statement or payroll stub
 - Bank statement
 - Medical Card
 - Health/Shot record
 - Verification from Department of Human Resources

Request for changes in Maintenance Charges

Lock outs during week-days will change from the current \$0 to \$20.

Lock outs after hours will change from the current \$25 to \$30.

Smoke alarm and fire extinguisher tampering will change from the current \$25 to \$50.

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$ 3,868,613.00	
b) Public Housing Capital Fund	\$ 2,000,660.00	
c) HOPE VI Revitalization	\$ -	
d) HOPE VI Demolition	\$ -	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 696,454.00	
f) Resident Opportunity and Self-Sufficiency Grants	\$ -	
g) Community Development Block Grant	\$ -	
h) HOME	\$ -	
Other Federal Grants (list below)		
RHF	\$ 147,208.00	HOPE VI Infield Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Resident Opportunity and Self Sufficiency Grants	\$ 350,000.00	Homeownership training and workshops
Fire Prevention & Safety	\$ 384,800.00	advertising, smoke detectors, venthood extinguishers
Americorps	\$ 315,000.00	on the job training, community awareness
RHF 06	\$ 181,561.00	HOPE VI Infield Housing
RHF 07	\$ 160,826.00	HOPE VI Infield Housing
3. Public Housing Dwelling Rental Income	\$ 2,184,168.00	development expenses
4. Other income (list below)		
Excess Utilities	\$ 147,737.00	development expenses
Administrative Fees	\$ 79,148.73	administrative expenses
Misc charges	\$ 123,980.16	development expenses
4. Non-federal sources (list below)		
Total resources	\$ 10,640,155.89	

**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

FOR THE FISCAL YEAR ENDED MARCH 31, 2008

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**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

FOR THE FISCAL YEAR ENDED MARCH 31, 2008

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Meridian
Meridian, Mississippi 39302

HUD – Mississippi Office
100 West Capitol Street, Room 910
Jackson, Mississippi 39269-1096

We have audited the accompanying financial statements of the Housing Authority of the City of Meridian as of and for the year ended March 31, 2008, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

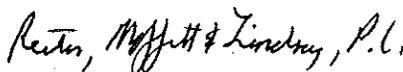
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Meridian, as of March 31, 2008, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2008 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Housing Authority of the City of Meridian. The accompanying Schedule of Expenditures of Federal Awards as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, as well as the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion; the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.



Rector, Moffitt & Lindsay, P.C.
Certified Public Accountants

Snellville, Georgia
October 31, 2008



RECTOR
MOFFITT &
LINDSAY, P.C.

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**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

**MANAGEMENT'S DISCUSSION & ANALYSIS
FOR THE FISCAL YEAR ENDED MARCH 31, 2008**

THE HOUSING AUTHORITY OF THE CITY OF MERIDIAN

MANAGEMENT'S DISCUSSION AND ANALYSIS

March 31, 2008

The Housing Authority of the City of Meridian's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current Fiscal Year's (FY) activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's net assets increased by \$8,254,512 or 27% during 2008 primarily due to the HOPE VI notes receivable activity. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net Assets were \$39.09 million and \$30.84 million for FY 2008 and FY 2007 respectively.
- The business-type activities revenue increased by \$7,342,488 or 59.4% during FY 2007 primarily due to HOPE VI notes receivable activity and increased Capital Fund hard costs. Total revenue was \$19.7 million and \$12.4 million for FY 2008 and FY 2007 respectively.
- The total expenses of all Authority programs decreased by \$(659,778) or (5.54)%. Total expenses were \$11.26 million and \$11.92 million for FY 2008 and FY 2007 respectively.

USING THIS ANNUAL REPORT

This is a very different presentation of the Authority's previous financial statements. The following graphic outlining these changes is provided for your review:

MD&A

~ Management's Discussion
and Analysis ~

Basic Financial Statements

~ Authority-wide Financial Statements ~
~ Notes to Financial Statements ~

Other Required Supplementary Information

~ Required Supplementary Information ~

The primary focus of the Authority's financial statement (summarized fund-type information) has been discarded. The new and clearly preferable focus is on the consolidated business type basis. This consolidates all programs into a combined statement of net assets. This method is easier for the end user to analyze and to understand.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets," formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current."

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. The Housing Authority had HAP Equity restricted for future periods and recorded Notes Receivable for outside tax credit properties as restricted net assets.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets," "Net of Related Debt," or "Restricted Net Assets".

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the "Change in Net Assets," which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Consolidated Financial Statements

Traditional users of governmental financial statements will find the consolidated Financial Statements presentation more familiar. The focus is now on a consolidated balance rather than the individual fund types or programs. The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting. Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Authority's Programs

Public Housing Program – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income after deductions. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties. Included in this program is the Resident Opportunity and Supportive Services Program.

New Construction and Substantial Rehabilitation Program – The Housing Authority serves as a contract administrator for two Section 8 New Construction programs and two Section 8 Substantial Rehabilitation programs.

Queen City Apartments – The Housing Authority purchased 81 privately owned apartments from HUD during the year ended March 31, 1988. All operations are separately accounted for and are independent with respect to the Housing Authority's Annual Contribution Contract.

Housing Choice Voucher – The objective of this program is to provide housing for eligible low-income families through housing assistance payments to private landlords. In addition to this program the Housing Authority received Katrina Disaster Vouchers from FEMA and additional Disaster Vouchers from HUD.

HOPE VI Program - The objective of these programs is to build new low-income housing units and provide additional housing stock. The purpose of Urban Revitalization – HOPE VI is to revitalize distressed communities and joint venture with private lenders and partners in the development of mixed-financing and mixed income properties. Funding for this program is provided by grants from HUD.

Other Programs – The Local program includes the notes receivable funds loaned through the HOPE VI program, and will be used to develop affordable housing in the Meridian area. The Housing Authority also administers two other grants – Assistance to Firefighters Grant, and the Americorps Rebuilds Mississippi Grant.

AUTHORITY-WIDE STATEMENT

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

**Housing Authority of the City of Meridian
Combined Statement of Net Assets
TABLE I**

Account Descriptions	2008	2007	Total Change	% Change
Current Assets	\$ 5,335,332	6,008,634	(673,302)	-11.21%
Capital Assets	26,739,185	32,018,033	(5,278,848)	-16.49%
Noncurrent assets	16,039,303	2,805,046	13,234,257	471.80%
Total Assets	\$ 48,113,820	40,831,713	7,282,107	17.83%
Current Liabilities	\$ 1,022,075	1,736,848	(714,773)	-41.15%
Noncurrent Liabilities	7,997,265	8,254,897	(257,632)	-3.12%
Total Liabilities	\$ 9,019,340	9,991,745	(972,405)	-9.73%
Invested in Capital Assets				
Net of Related Debt	\$ 18,735,592	23,766,808	(5,031,216)	-21.17%
Restricted Net Assets	16,804,559	3,277,426	13,527,133	412.74%
Unrestricted Net Assets	3,554,329	3,795,734	(241,405)	-6.36%
Total Net Assets	\$ 39,094,480	30,839,968	8,254,512	26.77%
Total Liabilities & Net Assets	\$ 48,113,820	40,831,713	7,282,107	17.83%

Major Factors Affecting the Statement of Net Assets

Current assets decreased by \$(673,302) due to decreases in cash and HUD accounts receivable balances. The decrease in cash of \$(331,562) was directly due to utilization of the CFFB program cash for modernization purposes. The decrease in HUD accounts receivable balances of \$(473,208) is due to timing issues of when HUD grant funds are expended and subsequently drawn down.

Capital assets decreased from \$32.02 million to \$26.74 million as illustrated further in this document.

Noncurrent Assets increased by \$13,234,257 due to issuance of HOPE VI and CFFP notes receivables and accrued interest earned on the notes. Additional decreases occurred in relation to financing fees amortized during the year.

Current liabilities decreased by \$(714,773) due to decreases in accounts payable of \$(467,998) and HUD deferred revenue related to the Disaster Voucher program. The accounts payable reduction relates to timing differences and less HOPE VI accounts payable at March 31, 2008.

The long-term liabilities decreased by \$(257,632). This was primarily due to planned amortization and a reduction in long-term debt obligations of \$(264,778). In addition to this there was a decrease in compensated absences balances.

Capital Assets, Net of Related Debt decreased by \$5,031,216 due to the reclassification of long-term notes receivable from capital assets recorded in the CFFP program in the prior year for costs incurred at the J.T. Davis Court. Changes in capital assets are further explained in this document.

The increase to restricted net assets is the result of the Capital Fund Financing Bonds for Capital Asset expenditures, \$7,987,714, which increased the restricted net assets, as well as the adjustment to J.T. Davis Courts which should have been recorded as a notes receivable of \$5,528,612.

Unrestricted Net Assets decreased by \$(241,405) due to overall operational losses, net income plus depreciation less capital grants, and reclassifications between Unrestricted Net Assets and Restricted Net Assets.

Table 2 presents details on the change in Unrestricted Net Assets

Housing Authority of the City of Meridian
Change in Net Assets
Table 2

Net Assets @ 3/31/2007	\$ 30,839,968
Net Income	8,446,963
Prior Period Adjustments	<u>(192,451)</u>
Net Assets @ 3/31/2008	<u>\$ 39,094,480</u>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Net Assets provides a clearer change in financial well-being.

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

**Housing Authority of the City of Meridian
Statement of Revenues and Expenses
TABLE 3**

<u>Account Descriptions</u>	<u>2008</u>	<u>2007</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	2,594,996	2,337,790	257,206	11.00%
Grant Funding	16,621,763	9,617,123	7,004,640	72.84%
Interest Income	251,783	177,368	74,415	41.96%
Other Income	235,327	229,100	6,227	2.72%
Total Revenue	19,703,869	12,361,381	7,342,488	59.40%
Administration	2,490,892	2,395,294	95,598	3.99%
Tenant Services	647,259	302,003	345,256	114.32%
Utilities	2,280,435	2,111,247	169,188	8.01%
Maintenance	1,773,451	2,768,695	(995,244)	-35.95%
Protective Servies	124,832	401,184	(276,352)	-68.88%
General expense	505,772	614,001	(108,229)	-17.63%
Housing assistance payments	1,509,450	1,865,444	(355,994)	-19.08%
Interest expense	432,260	111,703	320,557	286.97%
Gain/(Loss) on disp. of cap. assets	15,884	-	15,884	100.00%
Depreciation	1,476,671	1,347,113	129,558	9.62%
Total Expenses	11,256,906	11,916,684	(659,778)	-5.54%
Change in Net Assets	8,446,963	444,697	8,002,266	1799.49%
Prior year adjustment	(192,451)	-	(192,451)	100.00%
Beginning Net Assets	30,839,968	30,395,271	444,697	1.46%
Ending Net Assets	39,094,480	30,839,968	8,254,512	26.77%

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Total revenue increased by \$7,342,488 or 59.4 % during fiscal year 2008. This was due to HOPE VI Notes Receivable activity and related increases in notes receivable interest income.

Total grants including operating subsidies and capital grants increased by a total of \$7,004,640 or 72.84%. The main reason for the large increase was the increased spending on the HOPE VI program and revitalization of the two HOPE VI projects. The net increase in

HOPE VI funding was \$6,422,486 or 241.31% increase over the prior year. Capital Fund had a net increase of funding from FY 2007 of \$999,129 or 89%, HCV program had a net increase of funding from FY 2007 of \$134,983 or 21%, the DVP program had a net increase of funding over FY 2007 of \$142,489 and Federal Disaster Voucher assistance increased by \$37,524 or 100%. The increases in Capital Fund funding was due to the construction of a maintenance building and other modernization projects, while the increases in HAP program funding was due to increased lease-up and new FEMA grant program funding.

The PHA also had decreases in the following programs. The New Construction program had a decrease of \$(437,479) or (33)% due to a loss of one New Construction project, \$335,259 or (55)% in the AmeriCorps program due to decreased program activity, \$(259,943) or 100% in the Firefighter Grant program due to the completion of that grant.

Tenant revenue increased by \$257,206 or 11% due to increased resident income and improved lease-up rates.

Interest income increased by \$74,415 or 41.96% during fiscal year 2008 due to increased HOPE VI notes receivable income.

Other income increased \$6,227 or 2.72% during the year. There was no material change from the prior year activity.

In fiscal year 2008 the total expenses decreased by \$(659,778) or (5.54)%. Primary reasons for the decreases were the tenant services, maintenance, protective services and general expense categories.

Administrative expenses increased by \$95,598 or 3.99% due to increases in salary and other operating activities with reductions in benefits.

Tenant Services increased by \$345,256 or 114.3% mainly due to an increase of salaries of \$238,142, which was mainly due from the reclassification of Americorp salaries to the tenant services category.

Utilities increased by \$169,188 due to increases in water, electricity and gas consumption and higher occupancy.

Maintenance expenses decreased by \$(995,244) or (35.95)% during fiscal year 2008. This was due to large decreases in contract costs related to a reduction in Public Housing units and increased efforts in Capital Fund modernization program.

Protective Services decreased by \$(276,352) of (68.88)% due to reductions in funding for protective services.

General expenses decreased by \$(108,229) or (17.63)% due to decreases in write-offs of other accounts receivable balances and decreases or portability administrative payments. Insurance payments rose slightly due to inflationary increases. There were minor decreases in PILOT and bad debt for tenant expenses.

Interest expense increased by \$320,557 or 286.97% due to CFFB activity and a full year of bond payments.

Housing Assistance Payments decreased by \$(355,994) or (19.08)% due to decreased lease-ups.

Depreciation expense increased by \$129,558 or 9.62% due to additional capital fund program assets placed into service in the current year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year end, the Authority had \$26.74 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions and depreciation) of \$(5,278,848) or (16.49)% from the end of last year.

The following reconciliation summarizes the change in Capital Assets.

**Housing Authority of the City of Meridian
Combined Statement of Capital Assets
TABLE 4**

<u>Account Descriptions</u>	<u>2008</u>	<u>2007</u>	<u>Total Change</u>	<u>% Change</u>
Land	1,549,629	1,456,694	92,935	6.38%
Buildings & improvements	47,885,751	41,908,056	5,977,695	14.26%
Equipment	1,816,510	1,807,608	8,902	0.49%
Construction in progress	192,525	10,072,854	(9,880,329)	-98.09%
	51,444,415	55,245,212	(3,800,797)	-6.88%
Accumulated Depreciation	(24,705,230)	(23,227,179)	(1,478,051)	6.36%
Total Capital Assets	26,739,185	32,018,033	(5,278,848)	-16.49%

Capital Assets decreased by \$(5,278,848). During the year there were increases to capital assets in Capital Fund additions in the amount of \$997,803 and HOPE VI additions of \$1,038,480. The PHA utilized a mixture of HOPE VI and Capital Fund program funds to build a Maintenance Facility in the amount of \$1,579,063. These were offset by depreciation expense of \$(1,476,671), a reclassification of capital assets to Notes Receivable of \$(5,528,612) for J.T. Davis Court, and a prior year adjustment of \$(292,311) to write off capitalized interest. Additionally, the PHA sold equipment with the cost basis of \$23,194 which had been fully depreciated at the time of the sale.

Debt Outstanding

The Authority had the following debt outstanding at the end of its fiscal year.

**Housing Authority of the City of Meridian
Schedule of Notes Payable Activity
Table 5**

Notes Payable @ 3/31/07	\$	8,251,225
Debt Proceeds		-
Retirements		<u>(247,632)</u>
Notes Payable @ 3/31/08	\$	<u>8,003,593</u>

The Housing Authority on December 1, 2005 has issued \$6,780,000 of Capital Fund Housing Revenue Bonds from two different bond issues. The first is a \$6,610,000 Series 2005A Capital Funds Housing Revenue Bonds and the second is a \$170,000 Series 2005B, Taxable Capital Fund Housing Revenue Bonds. The Bonds Payable balance for the Public Housing program at March 31, 2008 was \$6,560,000 with principal payments of \$220,000 made by the fiscal agent on behalf of the PHA during the year. The debt balance for Business Activities, Queen City Apartments, had \$27,632 in principal payments during the year leaving a balance at March 31, 2008 of \$1,443,593.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is Michael L. Lloyd, CPA, Fee Accountant, Lloyd & Associates, CPA, at 205-608-1040. Specific requests may be submitted to Lloyd & Associates, CPA, P. O. Box 1588, Gardendale, Alabama 35071.

**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

AUDITED FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED MARCH 31, 2008

LIABILITIES & NET ASSETS

Current Liabilities

Accounts payable	\$ 472,271
Accrued expenses	187,579
Tenant security deposits	84,834
Current portion of L/T Debt - Capital Projects	264,778
Unearned revenue	<u>12,613</u>
 Total Current Liabilities	 <u>1,022,075</u>

Noncurrent Liabilities

L/T Debt, net of current - Capital Projects	7,738,815
Accrued liabilities - noncurrent	131,185
Other noncurrent liabilities	<u>127,265</u>
 Total Noncurrent Liabilities	 <u>7,997,265</u>

TOTAL LIABILITIES 9,019,340

Net Assets

Invested in capital assets, net of related debt	18,735,592
Restricted net assets	16,804,559
Unrestricted net assets	<u>3,554,329</u>

TOTAL NET ASSETS 39,094,480

TOTAL LIABILITIES & NET ASSETS \$ 48,113,820

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

Operating Revenues

Dwelling rent	\$	2,594,996
Governmental grants & subsidy		6,941,997
Other income		235,327
Total Operating Revenues		9,772,320

Operating Expenses

Administration		2,490,892
Tenant Services		647,259
Utilities		2,280,435
Maintenance & operations		1,773,451
Protective services		124,832
General expense		505,772
Housing Assistance Payments		1,509,450
Depreciation		1,476,671
Total Operating Expenses		10,808,762

Net Income/(Loss) from operations (1,036,442)

Nonoperating Revenues/(Expenses)

Investment income		251,783
Gain/(Loss) on sale of fixed assets		(15,884)
Interest expense		(432,260)

Net Nonoperating Revenues (196,361)

Net Income/(Loss) before contributions (1,232,803)

Capital grants contributions 9,679,766

Net Increase/(Decrease) in Net Assets 8,446,963

Total Net Assets - beginning 30,839,968

Prior year adjustment (192,451)

Total Net Assets - ending \$ 39,094,480

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and users	\$ 2,952,235
Governmental grants & subsidy - operations	6,941,997
Payments to suppliers	(4,883,668)
Payments for housing assistance	(3,296,773)
Payments to employees	<u>(1,540,450)</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 <u>173,341</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Funds advanced for notes receivable - HOPE VI	(7,643,483)
Interest received	<u>251,783</u>
 NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	 <u>(7,391,700)</u>

CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES

Repayment of mortgage loan	(247,632)
Payment of interest on debt	(432,260)
Cash received for sale of capital assets	38,883
Capital asset additions - operations	(115,677)
Grant revenue - capital grants	9,679,766
Purchase of capital assets - capital grants	<u>(2,036,283)</u>
 NET CASH PROVIDED/(USED) FROM CAPITAL & RELATED FINANCING ACTIVITIES	 <u>6,886,797</u>

NET INCREASE/(DECREASE) IN CASH	(331,562)
CASH AT BEGINNING OF PERIOD	<u>4,484,711</u>
 CASH AT END OF PERIOD	 <u>\$ 4,153,149</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income/(Loss) from operations	\$ (1,036,442)
Prior year adjustments affecting working capital	99,860
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation	1,476,671
Amortization	16,285
Decrease (Increase) in accounts receivable	415,101
Decrease (Increase) in prepaid expenses	29,141
Decrease (Increase) in inventory	(102,502)
Increase (Decrease) in accounts payable	(461,108)
Increase (Decrease) in accrued expenses	(31,000)
Increase (Decrease) in unearned revenue	(258,947)
Increase (Decrease) in security/trust deposits	<u>26,282</u>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ <u>173,341</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

1. Introduction:

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP). As permitted by GAAP, the Authority has elected pursuant to GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Accounting*, to apply all relevant Government Accounting Standards Board (GASB) pronouncements and only applicable Financial Accounting Standards Board (FASB) pronouncements opinions issued on or after November 30, 1989 that do not contradict GASB pronouncements in the preparation of the financial statements. The more significant of the government's accounting policies are described below:

2. Organization:

The Housing Authority of the City of Meridian ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of Mississippi by the City of Meridian for the purpose of providing adequate housing for qualified low-income individuals. To accomplish this purpose, the City appoints a Governing Board, but the Board designates its own management. Additionally, the Authority has entered into annual contribution contracts with the U.S. Department of Housing and Urban Development ("HUD") to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

3. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 of the Government Accounting Standards Board, the Financial Reporting Entity*.

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the City and has governance responsibilities over all activities related to all housing activities within the City. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The County has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

3. Reporting Entity: (Cont'd)

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority nor for the Authority to be included in the City of Meridian's financial reports therefore, the Authority reports independently. During the review of the Authority's budgets, annual contributions contract, minutes of the Board of Commissioner's meetings, cash receipts and cash disbursements for the reporting period disclosed that the Authority operated the following programs under Annual Contributions Contract:

- a. *Public Housing Program* – 1,060 units were available for rent by the Housing Authority. Included in this program is the Resident Opportunity and Supportive Services Program. In addition to this the PHA has a Capital Fund Program separately funded by HUD for the modernization of certain units.
- b. *New Construction and Substantial Rehabilitation Program* – The Housing Authority serves as a contract administrator for two Section 8 New Construction programs and two Section 8 Substantial Rehabilitation programs which represent a total of 360 units.
- c. *Queen City Apartments* – The Housing Authority purchased 81 privately owned apartments from HUD during the year ended March 31, 1988. All operations are separately accounted for and are independent with respect to the Housing Authority's Annual Contribution Contract.
- d. *Housing Choice Voucher* – The objective of this program is to provide housing for eligible low-income families through housing assistance payments to private landlords. Also, during the year the Housing Authority received Katrina vouchers from FEMA & additional disaster vouchers from HUD.
- e. *HOPE VI Program* - The objective of these programs is to build new low-income housing units and provide additional housing stock. The purpose of Urban Revitalization – HOPE VI is to revitalize distressed communities and joint venture with private lenders and partners in the development of mixed-financing and mixed income properties. Funding for this program is provided by grants from HUD. The initial phase of this program provided for the demolition of the stressed units. During the audit period, the Authority was awarded an additional award to build new units.
- f. *Other Programs* - The Local program includes the notes receivable funds loaned through the HOPE VI program, and will be used to develop affordable housing in the Meridian area. The Housing Authority also administers two other grants – Assistance to Firefighters Grant, and the Americorps Rebuilds Mississippi Grant.

Component Unit

In October 2004, the Housing Authority of Meridian Established the Meridian/MHA Housing Development Corporation, a Section 501 (c) (3) non-profit corporation, established for the purposes of solicitation and pursuit of grants and Low-Income Housing Tax Credits. The Housing Authority is the sole member of the corporation. During the audit period, the corporation was inactive and had no material transactions to report.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Basis of Presentation, Basis of Accounting and Measurement Focus:

Basis of Accounting - The Authority uses the accrual basis of accounting for all funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position and cash flows. All assets and liabilities associated with the PHA's activities are included on the Statement of Net Assets. The Authority uses the following fund:

Enterprise fund - This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

5. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

6. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

7. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets that are formally adopted by its Governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD.

8. Inventories:

Inventories are recorded on a first-in, first out basis. The periodic method is used to account for inventories. Under the periodic method, inventories are charged to expense when purchased and adjusted periodically upon physical inventory count.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

9. Capital Assets and Depreciation:

Capital assets are stated at historical cost. Donated capital assets are stated at their fair value on the date donated. This includes site acquisition and improvement, structures and equipment. All infrastructure assets were capitalized at the conclusion of development then dedicated to the City of Meridian for maintenance and repairs. Depreciation of exhaustible capital assets is charged as an expense against operations, and accumulated depreciation is reported on the Statement of Net Assets.

The estimated useful lives for each major class of depreciable capital assets are as follows:

Buildings & improvements	15-40 years
Furniture, fixtures & equipment	5-7 years
Vehicles	5-7 years

10. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

11. Insurance:

The primary technique used for risk financing is the purchase of insurance policies from commercial insurers that include a large deductible amount. The use of a large deductible clause reduces the cost of insurance, but, should losses occur, the portion of the uninsured loss is not expected to be significant with respect to the financial position of the Authority. The Authority secures required insurance coverage through the competitive bid process. As of the date of the fieldwork, the Authority had the required coverage in force.

12. Cash and Investments:

- The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.
- Investments are stated at fair value, except for U. S. Treasury Bills, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of three months or more at amortized cost. Investment securities are normally held to mature at par value and the Authority ignores all gains and losses due to the Held to Maturity status of the Authority's investment policy.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

13. Compensated Absences:

Compensated absences are absences for which employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with GASB Statement No.16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by employees.

14. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net assets below the nonoperating revenue and expense.

NOTE B - CASH AND CASH EQUIVALENTS:

All the deposits of the Housing Authority of the City of Meridian are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Housing Authority of the City of Meridian has no policy regarding custodial credit risk for deposits.

At March 31, 2008, the Authority's deposits had a carrying amount of \$4,152,649 and a bank balances of \$4,503,054. Of the bank balances held in various financial institutions, \$200,000 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At March 31, 2008, the Authority's petty cash/change funds totaled \$500.

Interest rate risk- As a means of limiting its exposure to market value losses arising from rising interest rates, the Authority's typically limits its investment portfolio to maturities of 12 months or less. The Housing Authority of the City of Meridian has no specific policy regarding interest rate risk.

Credit risk - The Authority has no policy regarding credit risk.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE B - CASH AND CASH EQUIVALENTS: (Cont'd)

Custodial credit risk - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority had no funds that were considered to be investments and as such all funds were classified as cash & cash equivalents. The Authority has no policy on custodial credit risk.

Concentration of credit risk - The Authority places no limit on the amount that it may invest in any one issuer. The Authority has no policy regarding credit risk. The following is a summary of funds held by each institution:

64%	Trustmark Bank	\$ 2,655,053
16%	Wells Fargo Trust	647,193
20%	Citizens National Bank	850,000
0%	A.W. Richardson	403
0%	Petty Cash	500
		<u>\$ 4,153,149</u>

The above balances are contained in the following types of accounts at various financial institutions.

Checking & money market accounts	\$ 126,324
Certificates of Deposit	2,186,845
Repurchase agreements	1,192,288
Wells Fargo Trust accounts - restricted	647,192
Petty cash	500
Totals	<u>\$ 4,153,149</u>

Collateralization:

As of March 31, 2008, the following securities were pledged as collateral to secure the deposits of the Housing Authority of the City of Meridian:

First Tennessee

<u>Security</u>	<u>Cusip</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Market Value</u>
Alpena MI Hospital	020623AN4	11/01/12	4.875%	\$ 400,000
Cleveland MS Sch Dist	186264AT4	08/01/17	4.750%	335,000
Cleveland MS Sch Dist	186264AT4	08/01/17	4.750%	20,000
Lafayette Co GO FSA	506048JL2	12/01/12	4.550%	200,000
North Charleston SC GO	658553DA7	08/01/09	4.700%	335,000
Schenectady Cnty NY GO	806415RS6	09/01/12	5.250%	250,000
Sweetwater TX GO FSA	870581DT9	08/15/10	5.300%	245,000
Tuscola Cnty MI GO MBIA	900764LQ2	06/01/12	4.500%	350,000
				<u>\$ 2,135,000</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE B - CASH AND CASH EQUIVALENTS: (Cont'd)

Collateralization:(Cont'd)

Trustmark Jackson Bank

<u>Security</u>	<u>Cusip</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Market Value</u>
FNRM	31394CUP5	01/25/30	4.00%	\$ 1,800,000
FGRM	31395MYR4	06/15/31	4.00%	450,432
GNMI	36219FD61	05/15/11	6.10%	55,701
FGRM	31395LR37	06/15/28	4.00%	<u>3,500,000</u>
				<u>\$ 5,806,133</u>

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable at March 31, 2008, consisted of the following:

Tenants – (net of allowance \$4,938)	\$ 27,982
HUD	279,065
A/R – MCVS (Americorps Reimbursement)	49,966
A/R – Insurance damage proceeds – (net of allowance \$10,000)	330,501
Accrued interest receivable	30,031
Miscellaneous	9,095
Fraud recovery	7,249
A/R – Section 8 portability payments due from other H/As	<u>9,567</u>
	<u>\$ 743,456</u>

The above receivable balance excludes \$615,246 of interfund balances that have been eliminated as a result of consolidated financial statements at March 31, 2008.

NOTE D - DEFERRED CHARGES:

Deferred charges consisted of the following at March 31, 2008:

Prepaid insurance	\$ 205,724
Insurance escrow	13,001
Inventory – (net of allowance \$1,000)	<u>220,002</u>
	<u>\$ 438,727</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE E - CAPITAL ASSETS:

The following is a summary of changes in the net capital assets during the fiscal year ended March 31, 2008:

	Beginning Balances	Increases	Decreases	Ending Balances
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 1,456,694	\$ 92,935	\$ -	\$ 1,549,629
Construction in progress	10,072,854	997,803	(10,878,132)	192,525
Total capital assets not being depreciated	<u>11,529,548</u>	<u>1,090,738</u>	<u>(10,878,132)</u>	<u>1,742,154</u>
Infrastructure	-	-	-	-
Buildings & improvements	41,908,056	5,977,695	-	47,885,751
Furniture & equipment	1,807,608	25,059	(16,157)	1,816,510
Total capital assets being depreciated	<u>43,715,664</u>	<u>6,002,754</u>	<u>(16,157)</u>	<u>49,702,261</u>
Less accumulated depreciation for:				
Buildings & improvements	21,373,931	1,387,072	-	22,761,003
Furniture & equipment	1,853,248	89,599	1,380	1,944,227
Total accumulated depreciation	<u>23,227,179</u>	<u>1,476,671</u>	<u>1,380</u>	<u>24,705,230</u>
Total capital assets being depreciated	<u>20,488,485</u>			<u>24,997,031</u>
Enterprise activity capital assets, net	<u>\$ 32,018,033</u>			<u>\$ 26,739,185</u>

NOTE F - NOTES RECEIVABLE:

On March 31, 2008, the Housing Authority of the City of Meridian (HACM) entered in to a predevelopment loan agreement with the Michaels Development Company, Inc. (MDC) to provide financial assistance to assist the developer in performing predevelopment costs associated with the redevelopment of Victor Village. These costs include, but are not limited to, master site planning, architectural design work, and site engineering work. HACM has agreed to advance 75% of certain third party costs up to a total of \$989,166. As of March 31, 2008 \$989,166 had been advanced to Davis Associates, L.P. on this loan. In addition to this the Housing Authority utilized funding from the Capital Fund Financing Program to assist in the development of J.T. Davis Court. Consequently, \$5,528,612 was loaned to Davis Associates, L.P. in the form of a Bond Promissory Note. These loans bear zero percent (0%) interest and shall be payable from excess cash flows of the development. In addition to these loans there is another loan in the amount of \$1,652,974 receivable from the Village Associates along with accrued interest of \$130,244 related to this note. This note bears interest at a rate of 4.9% per annum. This note will be repaid from cash flow from the HOPE VI investor controlled property in future periods. Another loan was issued in relation to the JT Davis HOPE VI project in the amount of \$7,530,213 at 0% interest at the completion of the project. The current balance of the loan is \$7,441,768. This note will be repaid from cash flow from the HOPE VI investor controlled property in future periods. As of March 31, 2008 there was a total outstanding notes receivable of \$15,742,764 which included accrued interest receivable not currently due. The Housing Authority advanced \$7,643,843 of funds during the current audit period along with accrued interest of \$130,244 related to the notes. The entire balance is considered non-current and has been classified accordingly on the Statement of Net Assets.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE G - FINANCING COSTS:

During the year ended March 31, 1999 the Housing Authority on behalf of the Queen City program, incurred refinancing costs on Notes Payable. The total costs of \$71,569 are being amortized over the life of the loan. At March 31, 2008 total cumulative amortization was \$19,742. The unamortized balance at the year end was \$49,462, and amortization expense for the year was \$2,364. In addition to this the Housing Authority issued \$6,780,000 in Revenue Capital Fund Bonds Payable during the year. In conjunction with this issuance of bonds there was \$278,396 of financing costs incurred which will be amortized over the life of the loan. The current amortization was \$31,319, which leaves an unamortized balance of \$247,077 at March 31, 2008. The total combined unamortized cost at March 31, 2008 is \$296,539.

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at March 31, 2008, consisted of the following:

Vendors & contractors payable	\$ 409,040
Accounts payable – other governments	26,933
Accounts payable - HUD	36,298
Tenant security deposits	<u>84,834</u>
	<u>\$ 557,105</u>

NOTE I - ACCRUED LIABILITIES & UNEARNED REVENUE:

Accrued liabilities and unearned revenue at March 31, 2008 consisted of the following:

Accrued salaries/fringes	\$ 83,375
Accrued interest payable	35,376
Accrued compensated absences – current portion	39,185
Tenants prepaid rent	12,613
Accrued utilities	29,643
Current portion – long-term debt	<u>264,778</u>
	<u>\$ 464,970</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE J- OTHER NON CURRENT LIABILITIES:

A summary of all non-current liabilities at March 31, 2008 is as follows:

	Balance April 1, 2007	Increases	Decreases	Balance March 31, 2008	Current Portion of Balance
Long-term debt payable	\$ 8,251,225	\$ -	\$ (247,632)	\$ 8,003,593	\$ 264,778
Compensated absences	195,354	10,254	(35,238)	170,370	39,185
FSS escrow	100,882	32,151	(5,768)	127,265	-
Other non-current liabilities	-	-	-	-	-
Total long-term liabilities	<u>\$ 8,547,461</u>	<u>\$ 42,405</u>	<u>\$ (288,638)</u>	<u>\$ 8,301,228</u>	<u>\$ 303,963</u>

A. Notes Payable – Queen City:

During the year ended March 31, 1988, the Housing Authority purchased 87 privately owned apartments from HUD. During the same period, the Housing Authority entered into 26 individual 30-year notes totaling \$1,739,986. During the year ended March 31, 1999 the Housing Authority refinanced the outstanding loan balance. The refinanced notes mature in the year 2029 and carry an annual interest rate of 7.5% with monthly principal, interest, and escrow payments of \$13,158. The total interest paid for the year ended March 31, 2008 was \$109,072. The Housing Authority has entered into 26 individual deed of trusts which secures the 87 units as collateral for the notes. The balance of the note at March 31, 2008 was \$1,443,593.

Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at March 31, 2008:

Fiscal year ending March 31,	Principal	Interest	Total
2009	\$ 29,778	\$ 107,259	\$ 137,037
2010	32,089	104,947	137,037
2011	34,580	102,457	137,037
2012	37,264	99,773	137,037
2013	40,158	96,879	137,037
2014-2018	252,683	432,502	685,185
2019-2023	367,222	317,963	685,185
2024-2028	533,682	151,503	685,185
2029	<u>116,137</u>	<u>4,240</u>	<u>120,377</u>
Total	<u>\$ 1,443,593</u>	<u>\$ 1,417,523</u>	<u>\$ 2,861,116</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE J - OTHER NON CURRENT LIABILITIES: (Cont'd)

Bonds Payable – Capital Fund:

The Housing Authority on December 1, 2007 has issued \$6,780,000 of Capital Fund Housing Revenue Bonds from two different bond issues. The first is a \$6,610,000 Series 2007A Capital Funds Housing Revenue Bonds, and the second is a \$170,000 Series 2007B, Taxable Capital Fund Housing Revenue Bonds. There were no current year maturities on this obligation; however interest accrues at a rate of 5% per annum. Future HUD Capital Fund Grant funds will be used to liquidate this debt. The proceeds from the Bond obligation are restricted for Capital Fund purposes.

Fiscal year ending	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
March 31,			
2009	\$ 235,000	\$ 322,125	\$ 557,125
2010	245,000	310,125	555,125
2011	255,000	297,625	552,625
2012	270,000	284,500	554,500
2013	285,000	270,625	555,625
2014-2018	1,640,000	1,120,750	2,760,750
2019-2023	2,100,000	655,000	2,755,000
2024-2026	<u>1,530,000</u>	<u>117,250</u>	<u>1,647,250</u>
 Total	 <u>\$ 6,560,000</u>	 <u>\$ 3,378,000</u>	 <u>\$ 9,938,000</u>

NOTE K - PRIOR PERIOD ADJUSTMENTS:

Prior period adjustments totaled a net of \$(192,451) in the Public Housing Program at March 31, 2008. There was an adjustment needed to restate the allowance for doubtful accounts for insurance proceeds to be received in the amount of \$99,860. In addition to this there was an adjustment of \$(292,311) to write-off prior year capitalized interest on construction costs which were reclassified to Notes Receivable. All amounts constructed were for costs on assets not owned by the Housing Authority, so the applicable interest expense on the CFFP should have been expensed and not capitalized.

NOTE L - ECONOMIC DEPENDENCY:

Both the PHA Owned Housing Program and the Housing Choice Voucher Programs are economically dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

NOTE M - RISK MANAGEMENT:

The Authority is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At March 31, 2008, there were no liabilities to be reported.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

NOTE N - IMPAIRMENT OF CAPITAL ASSETS:

In accordance with new financial reporting standards issued by the Government Accounting Standards Board's, "Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures During the fiscal year ended March 31, 2008, the Housing Authority of the City of Meridian experienced no impairments:

NOTE O - PENSION PLAN:

All eligible employees of the Housing Authority participate in the Public Employees' Retirement System of Mississippi (PERS), a cost-sharing multiple-employer contribution plan. The Housing Authority total covered payroll for the year ended March 31, 2008 was \$2,300,367.

Membership in PERS is a condition of employment of all eligible employees of the State of Mississippi, public schools, institutions of higher learning, community and junior colleges, and eligible employees of municipalities, counties, and other political subdivisions and instrumentalities of municipal and county government that have entered into a Membership Agreement approved by PERS Board of Trustees. PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by State law and may be amended only by the State of Mississippi Legislature. PERS issues a publicly available financial report that includes financial statements and required supplementary information.

PERS members are required to contribute 7.25% of their annual covered salary and the Housing Authority is required to contribute at a rate of 10.75%, for the first three months of the fiscal year and 11.30% for the last nine months of the fiscal year, the annual covered payroll. The Housing Authority's contribution for the year ended March 31, 2008 was \$269,179, and the total pension contribution for the year was \$435,956.

NOTE P - RELATED PARTY TRANSACTIONS:

There were no related party transactions to be reported for the fiscal year ended March 31, 2008.

NOTE Q - CONTINGENCIES:

The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. Legal Matters – The Authority is involved in various legal proceedings and litigation arising in the normal course of business. Management does not believe that the settlement of any such claims or litigation will have a material adverse effect on the Authority's financial position or results of operations.

NOTE R - SUPPLEMENTAL INFORMATION:

The supplemental information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Housing Authority

**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

SINGLE AUDIT SECTION

FOR THE FISCAL YEAR ENDED MARCH 31, 2008

**ACCOUNTANT'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL STRUCTURE
OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City of Meridian
Meridian, Mississippi 39302

HUD – Mississippi Office
100 West Capitol Street, Room 910
Jackson, Mississippi 39269-1096

We have audited the financial statements of the Housing Authority of the City of Meridian, as of and for the year ended March 31, 2008, and have issued our report thereon dated October 31, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Housing Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Housing Authority's financial statements that is more than inconsequential will not be prevented or detected by the Housing Authority's internal control. We consider the deficiencies described in the accompanying schedule of findings and questioned costs, as finding no. 2008-01 to be significant deficiencies in internal control over financial reporting.

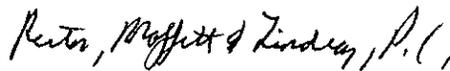
A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Housing Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that none of the significant deficiencies described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Meridian's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Housing Authority of the City of Meridian, the State of Mississippi, HUD and other federal audit agencies, and is not intended to be and should not be used by anyone other than these specified parties.



Rector, Moffitt & Lindsay, P.C.
Certified Public Accountants

Snellville, Georgia
October 31, 2008



**RECTOR
MOFFITT &
LINDSAY, P.C.**

*Certified Public
Accountants*

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**ACCOUNTANTS' REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE
TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE
IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Commissioners
Housing Authority of the City of Meridian
Meridian, Mississippi 39302

HUD – Mississippi Office
100 West Capitol Street, Room 910
Jackson, Mississippi 39269-1096

Compliance

We have audited the compliance of the Housing Authority of the City of Meridian with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2008. The Housing Authority of the City of Meridian's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Meridian's management. Our responsibility is to express an opinion on the Housing Authority of the City of Meridian's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audit of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Meridian's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of the City of Meridian's compliance with those requirements.

In our opinion, the Housing Authority of the City of Meridian complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2008.

Internal Control Over Compliance

The management of the Housing Authority of the City of Meridian is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Meridian's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A control deficiency in a Housing Authority's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Housing Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Housing Authority's internal control.



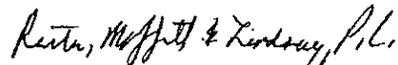
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A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Housing Authority's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management of the Housing Authority of the City of Meridian, the State of Mississippi, HUD and other federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



Rector, Moffitt & Lindsay, P.C.
Rector, Moffitt & Lindsay, P.C.
Certified Public Accountants

Snellville, Georgia
October 31, 2008

**HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended March 31, 2007 contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	Yes
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	No
Type of report issued on the compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in Accordance with Circular A-133, Section .510(a)?	No

The following are the major programs administered by the Housing Authority:

- | | |
|----------------|--------------------------------|
| - CFDA #14.850 | Low-Income Public Housing |
| - CFDA #14.872 | Capital Fund Program |
| - CFDA #14.866 | Urban Revitalization - HOPE VI |
| - CFDA #14.871 | Housing Choice Voucher Program |

Dollar threshold used to distinguish between Type A and Type B programs:	\$498,653
Did the Authority qualify as a low-risk auditee?	No

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

Finding No. 2008-01– There were control deficiencies considered to be significant deficiencies

Criteria: According to the SAS, a *control deficiency* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. Failure to prepare financial statements allows for potential reporting errors and represents a deficiency in controls. Also government requirements dictate that the appropriate levels of internal controls be maintained in order to insure that financial statements are properly stated.

Condition: A review of the financial records of the Housing Authority revealed that financial statements were not completely prepared and available as required under new SAS auditing standards that became effective during December 2006. Accounts payable cutoff test revealed that the Housing Authority had unrecorded accounts payable at March 31, 2008. This amounted to \$24,298.69 in Low-Rent and \$50,242.11 in the Capital Fund Program. This was caused by a cutoff in the A/P process subsequent to the end of the year. Invoices received after a certain date were not included in the year end accruals. In addition to this we noted that the accrued utilities at the end of the year revealed that the prior accrual of \$163,114.51 had not been properly reversed. In addition to this, accrued utilities was not computed and recorded as of March 31, 2008. Consequently, as a result of these adjustments the utility expense was not properly shown at year end. In additions to these errors we noted that the allowance for uncollectable insurance proceeds had not been properly adjusted at the year end, which resulted in an adjustment of \$99,860.

Questioned Costs: None

Recommendation: We recommend that as part of the year-end close-out process that the PHA review the year end balances to determine that the various balance sheet accounts are fairly and properly stated. All general ledger accounts should be reviewed on a periodic basis to determine whether adjustments are needed which could affect the operating results.

Corrective Action Plan: We will establish a cut-off date at the end of April to collect more invoices that are dated prior to April 1st to properly state our expenses as well as the accounts payable balances. We will review invoices that are received after April 30th that are material and could affect the fair presentation of the financial statements and record the material invoices through the journal voucher process. We will develop a year-end checklist of all balance sheet accounts and major revenue and expense accounts to insure all accounts are properly reviewed and adjusted at year-end. We will reverse all prior year accruals and properly reconcile those accounts during the fiscal year and develop schedules for all major account balances that tie to the year-end balances. The PHA will complete an analysis of the accounts receivable and allowance for doubtful accounts to properly state the collectability of accounts receivable balances. Schedules, documentation and descriptions will be provided to explain the rationale for the balances of accounts receivable and allowance for doubtful accounts.

Target Completion Date: March 31, 2009

Contact Person: Marcy Day, Director of Finance

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510:

NONE REPORTED

**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

**SUPPLEMENTAL INFORMATION
FOR THE FISCAL YEAR ENDED MARCH 31, 2008**

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

FINANCIAL DATA SUBMISSION SUMMARY
NET ASSET ACCOUNTS
MARCH 31, 2008

<u>Account Description</u>	<u>Business</u> <u>Activities</u>	<u>New</u> <u>Construction</u> <u>14,182</u>	<u>Public</u> <u>Housing</u> <u>14,850</u>	<u>HOPE VI</u> <u>14,866</u>	<u>ROSS</u> <u>14,870</u>	<u>Housing</u> <u>Vouchers</u> <u>14,871</u>	<u>Disaster</u> <u>Vouchers</u> <u>14,DVP</u>
ASSETS:							
CURRENT ASSETS:							
Cash:							
Cash - unrestricted	\$ 20,484	\$ 237,448	\$ 761,676	\$ 0	\$ 0	\$ 139,099	\$ 0
Cash - restricted	0	0	689,363	0	0	0	0
Cash - security deposits	7,800	0	77,034	0	0	0	0
Total Cash	<u>28,284</u>	<u>237,448</u>	<u>1,528,073</u>	<u>0</u>	<u>0</u>	<u>139,099</u>	<u>0</u>
Accounts and notes receivables:							
Accounts receivable - HUD other projects	0	104,208	0	112,447	9,653	0	0
Accounts receivable - miscellaneous	0	0	349,596	0	0	0	0
Accounts receivable - governmental	0	0	0	0	0	9,567	0
Accounts receivable - tenants - dwelling rents	985	0	31,935	0	0	0	0
Allowance for doubtful accounts	(148)	0	(4,790)	0	0	0	0
Fraud Recovery	0	0	7,249	0	0	0	0
Allowance for doubtful accounts-other	0	0	(10,000)	0	0	0	0
Accrued interest receivable	0	0	27,433	0	0	2,598	0
Total receivables, net of allowances for uncollectibles	<u>837</u>	<u>104,208</u>	<u>401,423</u>	<u>112,447</u>	<u>9,653</u>	<u>12,165</u>	<u>0</u>
Current investments							
Investments - unrestricted	0	0	1,950,000	0	0	52,776	0
Investments - restricted	0	0	0	0	0	184,069	0
Prepaid expenses and other assets	9,854	0	208,871	0	0	0	0
Inventory - materials	0	0	221,002	0	0	0	0
Allowance for Obsolete Inventories	0	0	(1,000)	0	0	0	0
Interprogram due from	0	0	299,618	0	0	0	262,818
TOTAL CURRENT ASSETS	<u>38,975</u>	<u>341,656</u>	<u>4,607,987</u>	<u>112,447</u>	<u>9,653</u>	<u>388,109</u>	<u>262,818</u>
NONCURRENT ASSETS:							
Capital Assets:							
Land	271,368	0	1,185,326	92,935	0	0	0
Buildings	1,537,755	0	45,402,451	945,545	0	0	0
Furniture, equipment & mach. - dwellings	0	0	4,610	0	0	0	0
Furniture, equipment & mach. - administration	0	0	1,811,900	0	0	0	0
Accumulated depreciation	(786,497)	0	(23,893,489)	(25,244)	0	0	0
Construction in Progress	0	0	0	0	0	0	0
Total capital assets, net of accumulated depreciation	<u>1,022,626</u>	<u>0</u>	<u>24,510,798</u>	<u>1,013,236</u>	<u>0</u>	<u>0</u>	<u>0</u>
Notes receivable	0	0	5,528,612	0	0	0	0
Other assets	49,462	0	247,077	0	0	0	0
TOTAL NONCURRENT ASSETS	<u>1,072,088</u>	<u>0</u>	<u>30,286,487</u>	<u>1,013,236</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL ASSETS	<u>\$ 1,111,063</u>	<u>\$ 341,656</u>	<u>\$ 34,894,474</u>	<u>\$ 1,125,683</u>	<u>\$ 9,653</u>	<u>\$ 388,109</u>	<u>\$ 262,818</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

FINANCIAL DATA SUBMISSION SUMMARY
NET ASSET ACCOUNTS
MARCH 31, 2008

<u>Account Description</u>	<u>Capital Fund 14.872</u>	<u>State/ Local</u>	<u>Firefighter Grant 83.554</u>	<u>Disaster Vouchers 83.559</u>	<u>Americorps 94.006</u>	<u>TOTAL</u>
ASSETS:						
CURRENT ASSETS:						
Cash:						
Cash - unrestricted	\$ 0	\$ 0	\$ 0	\$ 0	\$ 33,400	\$ 1,192,107
Cash - restricted	0	0	0	0	0	689,363
Cash - security deposits	0	0	0	0	0	84,834
Total Cash	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>33,400</u>	<u>1,966,304</u>
Accounts and notes receivables:						
Accounts receivable - HUD other projects	52,757	0	0	0	0	279,065
Accounts receivable - miscellaneous	0	0	0	0	0	349,596
Accounts receivable - governmental	0	0	0	0	49,966	59,533
Accounts receivable - tenants - dwelling rents	0	0	0	0	0	32,920
Allowance for doubtful accounts	0	0	0	0	0	(4,938)
Fraud Recovery	0	0	0	0	0	7,249
Allowance for doubtful accounts-other	0	0	0	0	0	(10,000)
Accrued interest receivable	0	0	0	0	0	30,031
Total receivables, net of allowances for uncollectibles	<u>52,757</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>49,966</u>	<u>743,456</u>
Current investments						
Investments - unrestricted	0	0	0	0	0	2,002,776
Investments - restricted	0	0	0	0	0	184,069
Prepaid expenses and other assets	0	0	0	0	0	218,725
Inventory - materials	0	0	0	0	0	221,002
Allowance for Obsolete Inventories	0	0	0	0	0	(1,000)
Interprogram due from	0	52,810	0	0	0	615,246
TOTAL CURRENT ASSETS	<u>52,757</u>	<u>52,810</u>	<u>0</u>	<u>0</u>	<u>83,366</u>	<u>5,950,578</u>
NONCURRENT ASSETS:						
Capital Assets:						
Land	0	0	0	0	0	1,549,629
Buildings	0	0	0	0	0	47,885,751
Furniture, equipment & mach. - dwellings	0	0	0	0	0	4,610
Furniture, equipment & mach. - administration	0	0	0	0	0	1,811,900
Accumulated depreciation	0	0	0	0	0	(24,705,230)
Construction in Progress	192,525	0	0	0	0	192,525
Total capital assets, net of accumulated depreciation	<u>192,525</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,739,185</u>
Notes receivable	0	10,214,152	0	0	0	15,742,764
Other assets	0	0	0	0	0	296,539
TOTAL NONCURRENT ASSETS	<u>192,525</u>	<u>10,214,152</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>42,778,483</u>
TOTAL ASSETS	<u>\$ 245,282</u>	<u>\$ 10,266,962</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 83,366</u>	<u>\$ 48,729,066</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridan, Mississippi

FINANCIAL DATE SUBMISSION SUMMARY
NET ASSET ACCOUNTS
MARCH 31, 2008

<u>Account Description</u>	<u>Business</u>	<u>New</u>	<u>Public</u>	<u>HOPE VI</u>	<u>ROSS</u>	<u>Housing</u>	<u>Disaster</u>
<u>Activities</u>	<u>14,182</u>	<u>14,850</u>	<u>14,866</u>	<u>14,870</u>	<u>14,871</u>	<u>14,DVP</u>	<u>14,DVP</u>
LIABILITIES AND NET ASSETS:							
LIABILITIES:							
CURRENT LIABILITIES							
Accounts payable < 90 days	\$ 2,661	\$ 409	\$ 371,011	\$ 34,959	\$ 0	\$ 0	\$ 0
Accrued wage/payroll taxes payable	0	0	83,375	0	0	0	0
Accrued compensated absences	316	24	37,110	0	0	1,735	0
Accrued interest payable	9,022	0	26,354	0	0	0	0
Accounts payable - HUD PHA programs	0	36,298	0	0	0	0	0
Accounts payable - other gov.	26,933	0	0	0	0	0	0
Tenant security deposits	7,800	0	77,034	0	0	0	0
Deferred revenue	829	0	11,784	0	0	0	0
Current portion of L/T Debt - Capital Projects	29,778	0	235,000	0	0	0	0
Other current liabilities	0	0	29,643	0	0	0	0
Interprogram (due to)	55,783	15,671	0	77,488	9,653	320,528	0
TOTAL CURRENT LIABILITIES	133,122	52,402	871,311	112,447	9,653	322,263	0
NONCURRENT LIABILITIES:							
L/T Debt, net of current - Capital Projects	1,413,815	0	6,325,000	0	0	0	0
Accrued Compensated Absences - Non-Current	1,059	79	124,238	0	0	5,809	0
Other noncurrent liabilities	0	0	42,171	0	0	32,284	0
TOTAL NONCURRENT LIABILITIES	1,414,874	79	6,491,409	0	0	38,093	0
TOTAL LIABILITIES	1,547,996	52,481	7,362,720	112,447	9,653	360,356	0
NET ASSETS:							
Invested in capital assets, net of related debt	(420,967)	0	17,950,798	1,013,236	0	0	0
Restricted net assets	0	0	6,175,804	0	0	151,785	262,818
Unrestricted net assets	(15,966)	289,175	3,405,152	0	0	(124,032)	0
TOTAL NET ASSETS	(436,933)	289,175	27,531,754	1,013,236	0	27,753	262,818
TOTAL LIABILITIES AND NET ASSETS	\$ 1,111,063	\$ 341,656	\$ 34,894,474	\$ 1,125,683	\$ 9,653	\$ 388,109	\$ 262,818

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridan, Mississippi

FINANCIAL DATE SUBMISSION SUMMARY
NET ASSET ACCOUNTS
MARCH 31, 2008

<u>Account Description</u>	<u>Capital</u> <u>Fund</u> <u>14.872</u>	<u>State/</u> <u>Local</u>	<u>Firefighter</u> <u>Grant</u> <u>83,554</u>	<u>Disaster</u> <u>Vouchers</u> <u>83,559</u>	<u>Americorps</u> <u>94,006</u>	<u>TOTAL</u>
LIABILITIES AND NET ASSETS:						
LIABILITIES:						
CURRENT LIABILITIES						
Accounts payable < 90 days	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 409,040
Accrued wage/payroll taxes payable	0	0	0	0	0	83,375
Accrued compensated absences	0	0	0	0	0	39,185
Accrued interest payable	0	0	0	0	0	35,376
Accounts payable - HUD PHA programs	0	0	0	0	0	36,298
Accounts payable - other gov.	0	0	0	0	0	26,933
Tenant security deposits	0	0	0	0	0	84,834
Deferred revenue	0	0	0	0	0	12,613
Current portion of L/T Debt - Capital Projects	0	0	0	0	0	264,778
Other current liabilities	0	0	0	0	0	29,643
Interprogram (due to)	<u>52,757</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>83,366</u>	<u>615,246</u>
TOTAL CURRENT LIABILITIES	<u>52,757</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>83,366</u>	<u>1,637,321</u>
NONCURRENT LIABILITIES:						
L/T Debt, net of current - Capital Projects	0	0	0	0	0	7,738,815
Accrued Compensated Absences - Non-Current	0	0	0	0	0	131,185
Other noncurrent liabilities	<u>0</u>	<u>52,810</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>127,265</u>
TOTAL NONCURRENT LIABILITIES	<u>0</u>	<u>52,810</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,997,265</u>
TOTAL LIABILITIES	<u>52,757</u>	<u>52,810</u>	<u>0</u>	<u>0</u>	<u>83,366</u>	<u>9,634,586</u>
NET ASSETS:						
Invested in capital assets, net of related debt	192,525	0	0	0	0	18,735,592
Restricted net assets	0	10,214,152	0	0	0	16,804,559
Unrestricted net assets	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,554,329</u>
TOTAL NET ASSETS	<u>192,525</u>	<u>10,214,152</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>39,094,480</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 245,282</u>	<u>\$ 10,266,962</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 83,366</u>	<u>\$ 48,729,066</u>

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2008

<u>Account Description</u>	<u>Business Activities</u>	<u>New Construction</u> <u>14,182</u>	<u>Public Housing</u> <u>14,850</u>	<u>HOPE VI</u> <u>14,866</u>	<u>ROSS</u> <u>14,870</u>	<u>Housing Vouchers</u> <u>14,871</u>	<u>Disaster Vouchers</u> <u>14,DVP</u>
REVENUES:							
Net tenant rental revenue	\$ 282,860	\$ 0	\$ 2,164,399	\$ 0	\$ 0	\$ 0	\$ 0
Tenant revenue - other	0	0	147,737	0	0	0	0
Total tenant revenue	282,860	0	2,312,136	0	0	0	0
HUD PHA grants	0	901,161	3,085,474	402,032	71,768	805,256	233,968
Capital grants	0	0	0	8,681,963	0	0	0
Other governmental grants	0	0	0	0	0	0	0
Investment income - unrestricted	137	648	135,352	0	0	398	0
Mortgage interest income	0	0	0	0	0	0	0
Fraud revenue	0	0	0	0	0	4,728	0
Other revenue	8,541	0	143,754	0	0	332	0
Investment income - restricted	0	0	31,489	0	0	5,312	0
Gain/(loss) on sale of fixed assets	0	0	(15,884)	0	0	0	0
TOTAL REVENUES	\$ 291,538	\$ 901,809	\$ 5,692,321	\$ 9,083,995	\$ 71,768	\$ 816,026	\$ 233,968
EXPENSES:							
Administrative							
Administrative salaries	\$ 30,040	\$ 4,924	\$ 1,050,837	\$ 324,331	\$ 0	\$ 84,698	\$ 0
Auditing fees	1,367	1,000	16,833	0	0	500	0
Compensated absences	0	0	0	0	0	549	0
Employee benefit contributions - administrative	12,643	1,366	280,012	4,108	0	35,499	0
Other operating - administrative	3,705	37,953	248,671	5,225	0	6,512	0
Total Administrative Expense	47,755	45,243	1,596,353	333,664	0	127,758	0
	410						
Tenant Services							
Tenant services - salaries	18,938						
Tenant services - salaries	0	0	26,610	0	57,648	0	0
Employee benefit contributions - tenant services	0	0	9,073	0	13,122	0	0
Tenant services - other	0	0	206,157	0	998	2,130	0
Total Tenant Services Expense	0	0	241,840	0	71,768	2,130	0
Utilities							
Water	2,988	0	700,892	0	0	0	0
Electricity	7,744	0	916,065	0	0	0	0
Gas	0	0	652,746	0	0	0	0
Total Utilities Expense	10,732	0	2,269,703	0	0	0	0
Ordinary Maintenance & Operation							
Ordinary maint. and oper. - labor	21,745	0	601,614	0	0	0	0
Ordinary maint. and oper. - materials & others	5,452	0	246,377	0	0	0	0
Ordinary maint. and oper. - contract costs	34,508	4,507	519,120	68,368	0	0	0
Ordinary maint. and oper. - benefits	6,295	0	190,075	0	0	0	0
Total Ordinary Maintenance & Operation	68,000	4,507	1,557,186	68,368	0	0	0
Protective services							
Protective services - other contract costs	0	0	124,832	0	0	0	0
Total Protective Services	0	0	124,832	0	0	0	0

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2008

<u>Account Description</u>	<u>Business Activities</u>	<u>New Construction</u> <u>14,182</u>	<u>Public Housing</u> <u>14,850</u>	<u>HOPE VI</u> <u>14,866</u>	<u>ROSS</u> <u>14,870</u>	<u>Housing Vouchers</u> <u>14,871</u>	<u>Disaster Vouchers</u> <u>14,DVP</u>
General Expenses							
Insurance premiums	22,753	126	377,164	0	0	1,987	0
Other general expenses	2,365	0	13,920	0	0	0	0
Payments in lieu of taxes	26,933	0	0	0	0	0	0
Bad debt - tenant rents	4,635	0	55,889	0	0	0	0
Interest expense	109,072	0	323,188	0	0	0	0
Total General Expenses	<u>165,758</u>	<u>126</u>	<u>770,161</u>	<u>0</u>	<u>0</u>	<u>1,987</u>	<u>0</u>
TOTAL OPERATING EXPENSE	<u>292,245</u>	<u>49,876</u>	<u>6,560,075</u>	<u>402,032</u>	<u>71,768</u>	<u>131,875</u>	<u>0</u>
EXCESS OPERATING REV. OVER OPERATING EXP.	<u>(707)</u>	<u>851,933</u>	<u>(867,754)</u>	<u>8,681,963</u>	<u>0</u>	<u>684,151</u>	<u>233,968</u>
Other Expenses							
Casualty loss	0	0	12,448	0	0	0	0
Housing assistance payments	0	842,486	0	0	0	628,164	33,700
Depreciation expense	38,444	0	1,412,983	25,244	0	0	0
Total Other Expenses	<u>38,444</u>	<u>842,486</u>	<u>1,425,431</u>	<u>25,244</u>	<u>0</u>	<u>628,164</u>	<u>33,700</u>
TOTAL EXPENSES	<u>\$ 330,689</u>	<u>\$ 892,362</u>	<u>\$ 7,985,506</u>	<u>\$ 427,276</u>	<u>\$ 71,768</u>	<u>\$ 760,039</u>	<u>\$ 33,700</u>
Other Financing Sources/(Uses)							
Operating transfers in	0	0	733,310	0	0	0	32,424
Operating transfers out	0	0	0	(7,643,483)	0	0	0
Total Other Financing Sources/(Uses)	<u>0</u>	<u>0</u>	<u>733,310</u>	<u>(7,643,483)</u>	<u>0</u>	<u>0</u>	<u>32,424</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ (39,151)</u>	<u>\$ 9,447</u>	<u>\$ (1,559,875)</u>	<u>\$ 1,013,236</u>	<u>\$ 0</u>	<u>\$ 55,987</u>	<u>\$ 232,692</u>
Equity Transfers	0	0	5,057,209	0	0	0	0
Prior period adjustments	0	0	(192,451)	0	0	0	0
Beginning Net Assets	(397,782)	279,728	24,226,871	0	0	(28,234)	30,126
Ending Net Assets	<u>\$ (436,933)</u>	<u>\$ 289,175</u>	<u>\$ 27,531,754</u>	<u>\$ 1,013,236</u>	<u>\$ 0</u>	<u>\$ 27,753</u>	<u>\$ 262,818</u>
Memo Accounts							
Units months available	972	4,320	12,728	0	0	1,776	95
Units months leased	907	4,320	12,457	0	0	1,776	95
Admin Fee Equity	0	0	0	0	0	(124,032)	0
Hap Fee Equity	0	0	0	0	0	151,785	0

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FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2008

<u>Account Description</u>	<u>Capital Fund 14,872</u>	<u>State/ Local</u>	<u>Firefighter Grant 83,554</u>	<u>Disaster Vouchers 83,559</u>	<u>Americorps 94,006</u>	<u>TOTAL</u>
REVENUES:						
Net tenant rental revenue	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,447,259
Tenant revenue - other	0	0	0	0	0	147,737
Total tenant revenue	0	0	0	0	0	2,594,996
HUD PHA grants	1,127,795	0	0	0	0	6,627,454
Capital grants	997,803	0	0	0	0	9,679,766
Other governmental grants	0	0	0	37,524	277,019	314,543
Investment income - unrestricted	0	0	0	0	0	136,535
Mortgage interest income	0	78,447	0	0	0	78,447
Fraud revenue	0	0	0	0	0	4,728
Other revenue	0	0	75,964	0	2,008	230,599
Investment income - restricted	0	0	0	0	0	36,801
Gain/(loss) on sale of fixed assets	0	0	0	0	0	(15,884)
TOTAL REVENUES	\$ 2,125,598	\$ 78,447	\$ 75,964	\$ 37,524	\$ 279,027	\$ 19,687,985
EXPENSES:						
Administrative						
Administrative salaries	\$ 175,021	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,669,851
Auditing fees	1,000	0	0	0	0	20,700
Compensated absences	0	0	0	0	0	549
Employee benefit contributions - administrative	35,042	0	0	0	0	368,670
Other operating - administrative	129,056	0	0	0	0	431,122
Total Administrative Expense	340,119	0	0	0	0	2,490,892
Tenant Services						
Tenant services - salaries	0	0	0	0	269,556	353,814
Employee benefit contributions - tenant services	0	0	0	0	61,965	84,160
Tenant services - other	0	0	0	0	0	209,285
Total Tenant Services Expense	0	0	0	0	331,521	647,259
Utilities						
Water	0	0	0	0	0	703,880
Electricity	0	0	0	0	0	923,809
Gas	0	0	0	0	0	652,746
Total Utilities Expense	0	0	0	0	0	2,280,435
Ordinary Maintenance & Operation						
Ordinary maint. and oper. - labor	0	0	0	0	0	623,359
Ordinary maint. and oper. - materials & others	54,366	0	0	0	0	306,195
Ordinary maint. and oper. - contract costs	0	0	0	0	8,576	635,079
Ordinary maint. and oper. - benefits	0	0	0	0	0	196,370
Total Ordinary Maintenance & Operation	54,366	0	0	0	8,576	1,761,003
Protective services						
Protective services - other contract costs	0	0	0	0	0	124,832
Total Protective Services	0	0	0	0	0	124,832

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
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FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2008

Account Description	Capital Fund <u>14,872</u>	State/ Local <u>Local</u>	Firefighter Grant <u>83,554</u>	Disaster Vouchers <u>83,559</u>	Americorps <u>94,006</u>	<u>TOTAL</u>
General Expenses						
Insurance premiums	0	0	0	0	0	402,030
Other general expenses	0	0	0	0	0	16,285
Payments in lieu of taxes	0	0	0	0	0	26,933
Bad debt - tenant rents	0	0	0	0	0	60,524
Interest expense	0	0	0	0	0	432,260
Total General Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>938,032</u>
TOTAL OPERATING EXPENSE	<u>394,485</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>340,097</u>	<u>8,242,453</u>
EXCESS OPERATING REV. OVER OPERATING EXP	<u>1,731,113</u>	<u>78,447</u>	<u>75,964</u>	<u>37,524</u>	<u>(61,070)</u>	<u>11,445,532</u>
Other Expenses						
Casualty loss	0	0	0	0	0	12,448
Housing assistance payments	0	0	0	5,100	0	1,509,450
Depreciation expense	0	0	0	0	0	1,476,671
Total Other Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,100</u>	<u>0</u>	<u>2,998,569</u>
TOTAL EXPENSES	<u>\$ 394,485</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 5,100</u>	<u>\$ 340,097</u>	<u>\$ 11,241,022</u>
Other Financing Sources/(Uses)						
Operating transfers in	0	7,643,483	0	0	0	8,409,217
Operating transfers out	(733,310)	0	0	(32,424)	0	(8,409,217)
Total Other Financing Sources/(Uses)	<u>(733,310)</u>	<u>7,643,483</u>	<u>0</u>	<u>(32,424)</u>	<u>0</u>	<u>0</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ 997,803</u>	<u>\$ 7,721,930</u>	<u>\$ 75,964</u>	<u>\$ 0</u>	<u>\$ (61,070)</u>	<u>\$ 8,446,963</u>
Equity Transfers	(5,057,209)		0	0	0	0
Prior period adjustments	0	0	0	0	0	(192,451)
Beginning Net Assets	<u>4,251,931</u>	<u>2,492,222</u>	<u>(75,964)</u>	<u>0</u>	<u>61,070</u>	<u>30,839,968</u>
Ending Net Assets	<u>\$ 192,525</u>	<u>\$ 10,214,152</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 39,094,480</u>
Memo Accounts						
Units months available	0	0	0	14	0	19,905
Units months leased	0	0	0	14	0	19,569
Admin Fee Equity	0	0	0	0	0	(124,032)
Hap Fee Equity	0	0	0	0	0	151,785

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
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SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2008

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Operating subsidy	A - Major	14.850	\$ 3,085,474
Capital Fund Program	A - Major	14.872	2,125,598
HOPE VI	A - Major	14.866	9,083,995
Resident Oppurtunities Supportive Services	B - Nonmajor	14.870	71,768
Section-8:			
New Construction Program	A - Nonmajor	14.182	901,161
Housing Choice Voucher Program	A - Major	14.871	805,256
Disaster Voucher Program	B - Nonmajor	14.DVP	233,968
<u>U.S. DEPARTMENT OF HOMELAND SECURITY:</u>			
Federal Assistance - Disaster Housing Program	B - Nonmajor	97.109	37,524
CORPORATION FOR NATIONAL & COMMUNITY SERVICE			
Americorps Rebuilds Mississippi (Passthrough from the State of Mississippi)	B - Nonmajor	94.006	<u>277,019</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u>16,621,763</u>
Threshhold for Type A/Type B Program			\$ <u>498,653</u>

The accompanying notes are an integral part of this Schedule of Expenditures of Federal Awards.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2008

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Meridian and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*.

NOTE B - SUBRECIPIENTS:

The Housing Authority of the City of Meridian provided no federal awards to subrecipients during the fiscal year ending March 31, 2008.

NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Housing Authority of the City of Meridian received no federal awards of non-monetary assistance that are required to be disclosed for the year ended March 31, 2008.
- The Housing Authority of the City of Meridian had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended March 31, 2008.
- The Housing Authority of the City of Meridian maintains the following limits of insurance as of March 31, 2008:

Property	\$ 20,000,000
Liability	\$ 5,000,000
Commercial Auto	\$ 1,000,000
Worker Compensation	Statutory
Public Officials Liability	\$ 2,000,000
Flood	\$ 500,000

Settled claims have not exceeded the above commercial insurance coverage limits over the past three years.

**HOUSING AUTHORITY OF
THE CITY OF MERIDIAN
Meridian, Mississippi**

**SUPPLEMENTAL INFORMATION
SPECIAL REPORTS**

FOR THE FISCAL YEAR ENDED MARCH 31, 2008

**HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi**

**SCHEDULE AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED MARCH 31, 2008**

Annual Contributions Contract A-2392

PHASE MS26P004-501-03

1 The Actual Modernization Costs of Phase 501-03 were:

Funds Approved	\$ 1,765,171
Funds Expended	<u>1,765,171</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 1,765,171
Funds Expended	<u>1,765,171</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 All costs were audited in the prior audit period and accordingly were not reaudited by Rector, Moffitt & Lindsay, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated September 30, 2005, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All modernization costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi**

**SCHEDULE AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED MARCH 31, 2008**

Annual Contributions Contract A-2392

PHASE MS26P004-501-04

1 The Actual Modernization Costs of Phase 501-04 were:

Funds Approved	\$ 2,065,570
Funds Expended	<u>2,065,570</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 2,065,570
Funds Expended	<u>2,065,570</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$22,791.17 and accordingly were audited by Rector, Moffitt & Lindsay, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated January 9, 2007, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All modernization costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE CITY OF MERIDIAN
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**SCHEDULE AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED MARCH 31, 2008**

Annual Contributions Contract A-2392

PHASE MS26P004-501-05

1 The Actual Modernization Costs of Phase 501-05 were:

Funds Approved	\$ 2,132,612
Funds Expended	<u>2,132,612</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 2,132,612
Funds Expended	<u>2,132,612</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$1,053,916.30 and accordingly were audited by Rector, Moffitt & Lindsay, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated March 31, 2008, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
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SCHEDULE AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED MARCH 31, 2008

Annual Contributions Contract A-2392

PHASE MS26P004-502-03

1 The Actual Modernization Costs of Phase 502-03 were:

Funds Approved	\$ 372,821
Funds Expended	<u>372,821</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 372,821
Funds Expended	<u>372,821</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 All costs were audited in the prior audit period and accordingly were not reaudited by Rector, Moffitt & Lindsay, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated November 1, 2005, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF MERIDIAN
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SCHEDULE AND CERTIFICATION OF ACTUAL HOPE VI COSTS
FOR THE YEAR ENDED MARCH 31, 2008

Annual Contributions Contract A-2392

PHASE MS26URD004-D101

1 The Actual HOPE VI Costs of Phase D101 were:

Funds Approved	\$ 1,112,000
Funds Expended	<u>821,538</u>
Excess of Funds Approved	<u>\$ 290,462</u>
Funds Advanced	\$ 821,538
Funds Expended	<u>821,538</u>
Excess of Funds Advanced	<u>\$ -</u>

2 Audit period additions were \$68,368.00 and accordingly were audited by Rector, Moffitt & Lindsay, P.C.

3 The distribution of costs by major cost accounts as shown on the Final Financial Status Report - SF 269A dated March 31, 2008, accompanying the Actual HOPE VI Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.

4 All HOPE VI costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE CITY OF MERIDIAN
Meridian, Mississippi**

**SCHEDULE AND CERTIFICATION OF ACTUAL HOPE VI COSTS
FOR THE YEAR ENDED MARCH 31, 2008**

Annual Contributions Contract A-2392

PHASE MS26URD004-D102

1 The Actual HOPE VI Costs of Phase D102 were:

Funds Approved	\$ 359,881
Funds Expended	<u>359,881</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 359,881
Funds Expended	<u>359,881</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 All costs were audited in the prior audit period and accordingly were not reaudited by Rector, Moffitt & Lindsay, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Financial Status Report - SF 269A dated December 8, 2005, accompanying the Actual HOPE VI Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All HOPE VI costs have been paid and all related liabilities have been discharged through payment.

MHA ASSET MANAGEMENT STATEMENT

Effective April 1, 2009, the Meridian Housing Authority will continue to carry out its Asset Management function with respect to the public housing inventory of the agency by restructuring its operation to comply with the project based accounting concept.

The finance and administration department will be required to have a Balance Sheet and Income Statement for each of the seven Asset Management Projects (AMPs) approved by HUD in 2006.

In addition to the AMPs, MHA will set up a Central Office Cost Center (COCC) or property management company. MHA will have personnel in the Central Office Cost Center who will manage the property managers, maintenance staff, special grants, community services, and financial responsibilities of the agency. The restructuring process is designed to draw a clear line of cost between the COCC and the "front-line costs" associated with the AMP groupings.

As shown in Appendix "A", HUD has defined "front-line cost" in addition to the cost to be absorbed by the COCC. Revenue for the seven (7) AMPs will be generated from the collection of tenant rents, operating subsidy from the US Department of HUD, along with capital funding received from the department.

MHA will plan for long-term operating capital investment, rehabilitation, modernization, disposition and other needs from revenue which will be generated by the COCC in the following manner:

- 1) Management fee: A "per unit fee" based on number of units leased each month
- 2) Bookkeeping fee: A "per unit fee" based on number of units leased each month
- 3) Asset Management fee: An additional fee that is allowed for management of the Asset in accordance with HUD guidelines. NOTE: This fee also takes into consideration the best interest of the viability of the property and its residents.

The management, booking and asset management fees are considered revenue to the COCC and will be charged or expensed to the seven (7) AMPs.

On an authority-wide basis, the income and expense fees would be eliminated, therefore, having zero effect on the bottom line of a consolidated balance sheet and income statement.

MHA will continue to review the HUD Super NOFA and apply for grants in which salaries will be allocated including salaries of upper and mid level management personnel.

The current HOPE VI program has allowed MHA to allocate direct and indirect personnel salaries and benefits. HUD will allow the Capital Fund program to allocate up to 10% of this program by the COCC for additional revenue.

MHA will continue to charge 20% for operations under CFP 1406 for the AMPs and will use this revenue toward the appropriate AMP that is in need of additional revenue.

As shown in Appendix "A", HUD's asset management model and project based accounting consist of a site based management plan, whereas each AMP will have an assigned property manager and maintenance personnel.

This protocol directs all responsibilities to the property manager for the entire operations of the respective property to include:

- a) leasing
- b) turn over of units
- c) modernization needs
- d) rental collections
- e) supervising of maintenance personnel
- f) timely completion of work orders

Additionally, long-term responsibilities of the AMP will include but not be limited to:

- a) purchasing
- b) procurement
- c) inspections

Respectfully submitted,

Ronald J. Turner Sr., PHM
Executive Director

Appendix A

DESCRIPTION OF HOW MANAGEMENT SERVICES ARE ARRANGED

TASK	MODE	COMMENTS
Applicant Intake, Screening, and Admissions	Decentralized	A community-wide waiting list is maintained at the main office which handles admission processing. When a unit becomes vacant, the site manager at the main office sends the property manager responsible for the vacant unit files of up to five prospective tenants. The site manager chooses a resident from these applicants. The prospective resident must either accept the housing assignment or drop to the bottom of the waiting list.
Certifications and Re-certifications	Decentralized	Initial certifications, interim adjustments and re-certifications are handled centrally.
Lease Enforcement	Decentralized	The site managers are responsible for monitoring lease compliance and attending court actions for non-payment of rent.
Procurement	Centralized	The Executive Director or designee handles all procurement. A major part of this responsibility will eventually be designated to the site managers.
Rent Collection	Centralized	All rents are collected centrally at the main office of the Authority, where the site managers' offices are located for management of the one AMP.
Resident/Client Services	Decentralized	Site managers handle referrals and advocacy and plan occasional social functions at the one AMP
Routine Maintenance	Decentralized	Handled by maintenance staff from the maintenance office that is centralized as work orders are issued.
Security	Decentralized	Security staff is funded out of 1408 – Management Improvements – CFP.
Service Contracts (routine painting, extermination, etc.)	Decentralized	These contracts are procured centrally by the Asset Management Coordinator but are overseen by the property manager.
Technical/Specialized Maintenance Services	Decentralized	The agency maintains one HVAC maintenance specialist. All other maintenance services are handled onsite, either with agency staff or through contract.
Unit/Annual Inspections	Decentralized	Handled by the site managers from the main office.
Vacancy Preparation	Centralized	Handled by maintenance crew from the centralized maintenance.
Work Order Requests	Centralized	Handled by work order clerk centrally.