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

PHA Plans

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

VICKSBURG HOUSING AUTHORITY

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

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Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Vicksburg Housing Authority

PHA Number: MS26P086

PHA Fiscal Year Beginning: 10/2009

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

☒ The PHA's mission is: (state mission here)

"SAFE, DECENT, AND SANITARY HOUSING FOR ALL RESIDENTS"

The Housing Authority of the City of Vicksburg, MS is dedicated to providing a safe, decent and sanitary home for all residents and to assisting them in becoming gainfully employed to their fullest potential, physically, emotionally, and morally in order that they may become productive, successful, members of society. To consummate this mission we will:

I. Provide an atmosphere designed to increase a safe, decent, and hygienic environment for all residents.

- We have offer residents opportunities for participation in a variety of experiences designed to assist them in developing to their fullest potential.
- We have provided a social service person with training in current trends in a instruction delivery system designed to increase self-esteem.

II. Provide a home climate conductive to living and rearing children.

- We have provided residents with a wholesome atmosphere by providing suitable homes, playgrounds, and exterior surroundings that are aesthetically pleasing.
- We have provided a safe environment using a variety of lease alternatives.

III. Provide residents with opportunities in determining improvement priorities.

- We have provided residents with an opportunity for input into development of improvement programs.
- We have provided residents with a cordial atmosphere for expressing their needs and concerns.
- We have provided residents with expanded affordable housing opportunities.
- We have provided the public with alternatives that will redeem their trust.

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
☐ Apply for additional rental vouchers:
☒ Reduce public housing vacancies: Reduce vacancies by 10%
☐ Leverage private or other public funds to create additional housing opportunities:
☐ Acquire or build units or developments
☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
☒ Improve public housing management: (PHAS score) 62.0 and (MASS score) 25
☐ Improve voucher management: (SEMAP score)
☒ Increase customer satisfaction: Our goal is to have resident and community proud of the public housing stock and resident satisfaction. Our goal is to establish a consistent line of communication.
☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
☒ Renovate or modernize public housing units: The Housing Authority will continue to utilize the Capital Fund Program funds as an ongoing method to improve public housing. Our goal is to have all units completely renovated by the year 2011.
☐ Demolish or dispose of obsolete public housing:
☐ Provide replacement public housing:
☐ Provide replacement vouchers:
☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices
Objectives:
☐ Provide voucher mobility counseling:
☐ Conduct outreach efforts to potential voucher landlords
☐ Increase voucher payment standards

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☐ Implement voucher homeownership program:
☒ Implement public housing or other homeownership programs: A continued effort will be made to development and implement homeownership programs for residents and the community.
☐ Implement public housing site-based waiting lists:
☐ Convert public housing to vouchers:
☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment
Objectives:
☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: The Housing Authority has adopted Flat Rents and a Deconcentration Policy that would enhance the income level of residency. Our goal is strive to increase the income of residents by 2 to 3 percent per year to a total of 10 to 12 percent by the year 2012.
☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
☒ Implement public housing security improvements: The Housing Authority will continue to provide proper security for its residents. Our goal is to actively use preventive measures as a deterrent to eradicate criminal and drug activities.
☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
☐ Other: (list below)

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

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
☒ Increase the number and percentage of employed persons in assisted families: Our goal is to offer self-sufficiency programs and increase residents income by 2 to 3 percent per year.
☒ Provide or attract supportive services to improve assistance recipients' employability: The Housing Authority will continue to provide services and referrals to assist residents in developing job skills to increase their employability. GED classes are current being offered and the local Community Action Agency offer employment training and summer jobs

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to school age youths. Our goal is to increase employment services each year.

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

☐ Other: (list below)

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair Housing

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Fair housing and equal opportunity access for all applicants will be reinforced and included in the Admission and Continued Occupancy Plan/Policy.

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: While our application pool does not indicate a demand for these units, if during the five year period the demand increases, we will modify additional units utilizing Capital Funds.

☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

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Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

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

☐ **Standard Plan**

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

☒ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority Agency Plan was prepared in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. The Housing Authority has attempted to provide all the necessary information and documentation for the five year plan. Our goals and objectives are contained in the plan along with adopted policies and procedures to comply with HUD guidelines, rules, regulations and federal laws.

The Agency Plan was made available for public review and prepared with input from local officials, board of commissioners, resident advisory council and general public. All comments were taken under consideration and addressed in this plan. Supporting documentation is attached and/or available upon request.

The Housing Authority Plan has focused on improving the quality of life for its residents, expanding the supply of assisted housing, promote self-sufficiency through education and training, ensure equal opportunity and fair housing, safe environment and physical improvements.

We will continue to use existing relationships that exist between our agency and other local organizations. These types of partnerships have enabled us to better deal with the problems confronting the residents and Housing Authority.

The Housing Authority has been designated as a Trouble PHA. We have entered into an MOA with the local HUD office and will be

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submitting monthly reporting on the Improvement Plan regarding Performance Targets and Strategies.

There were no comments or challenge elements regarding the annual and five year plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

☒ Admissions Policy for Deconcentration **Attachment "A"**

☒ FY 2009 Capital Fund Program Annual Statement **Attachment "B"**
☒ FY 2009 Capital Fund Program Stimulus Annual Statement **Attachment "C"**
☒ CFP P&E Statements for FY 2008 **Attachment "D"**
☒ Capital Fund Program 5 Year Action Plan **Attachment "E"**

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

List of Resident Advisory Board Members **Attachment "F"**
Component 3, (6) Deconcentration and Income Mixing **Attachment "G"**
Component 10 (B) Voluntary Conversion Initial Assessments **Attachment "H"**
Pet Policy **Attachment "I"**
Community Service Requirement **Attachment "J"**
Violence Against Women and Justice Department Reauthorization Act 2005 **Attachment "K"**
PHA Progress Statement on Mission & Goals **Attachment "L"**
PHA Management Organizational Chart **Attachment "M"**
PHA Operating Budget Part I **Attachment "N"**
PHA Operating Budget Part II **Attachment "O"**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require	5 Year and Annual Plans

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	the PHA's involvement.	
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration/ Income Mixing, Income Analysis of Public Housing Covered Development , Substantial Deviation and Initial Assessment Voluntary Conversion of Development from Public Housing Stock.	(specify as needed)
X	Pet Policy	Annual Plan: Pets
X	Community Service Policy	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Housing Police Officers	Annual Plan: Safety and Crime Prevention

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1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access -ibility	Size	Loca-tion
Income <= 30% of AMI	976	5	5	4	2	3	1
Income >30% but <=50% of AMI	528	4	5	3	2	2	2
Income >50% but <80% of AMI	498	2	3	3	2	2	2
Elderly	419	2	3	3	3	1	1
Families with Disabilities	unknown	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (B)	956	4	5	4	3	3	3
Race/Ethnicity (W)	488	5	3	2	3	2	2
Race/Ethnicity (O)	154	4	3	4	3	4	2
Race/Ethnicity							

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

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

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

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☒ Other sources: (list and indicate year of information)
Public Housing Waiting List

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	741		96
Extremely low income <=30% AMI	148	13%	
Very low income (>30% but <=50% AMI)	29	.03%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	726	96%	
Elderly families	15	.02%	
Families with Disabilities	0	0	
Race/ethnicity (W)	4	.01%	
Race/ethnicity (B)	647	94%	
Race/ethnicity (O)	5	.01%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	W/Children	Elderly	W/Handicap or Disability
1BR	0	15	14
2 BR	404	404	11
3 BR	265	265	8
4 BR	41	41	2
5 BR	3	3	1

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Housing Needs of Families on the Waiting List			
5+ BR	4	4	0

Is the waiting list closed (select one)? ☒No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒No ☐ Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

☐ Apply for additional section 8 units should they become available

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☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

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

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

Need: Specific Family Types: The Elderly

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

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

☒ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs

☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☒ Other: (list below) Waiting list on priority housing

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2009 grants)**		
a) Public Housing Operating Fund	559,441	
b) Public Housing Capital Fund	702,154	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	942,480	Operations

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Other income (list below)		
Interest on General Fund	1,299	Operations
Other Income – Tenants	96,000	Operations
COCC Mgmt. Fee	70,215	Operations
Other Operating Receipts - CFP	140,430	Operations
4. Non-federal sources (list below)		
Total resources	2,511,989	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☒ When families are within a certain number of being offered a unit: (state number) next in line to be offered a unit

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe) 30 days after application

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe) Credit Report

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

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

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

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(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?
   NONE

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

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

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

(3) Assignment

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

☒ One
☐ Two

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☐ Three or More

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

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

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

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

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Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers

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☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list) PHA Rent Policies, Rules and Regulations

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: Rolling Acres, Urban Court, Valley Court, Waltersville, Cedars Estates and Beechwood Estates

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

☐ Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
All Developments

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: Results of analysis did not indicate a need for such efforts due to 75%+ of residentd are working.
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☐ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

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

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

☐ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

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

☐ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☐ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? **None other than the ones required by regulations.**

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

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

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

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

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

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

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

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

e. Ceiling rents * Ceiling rents and flat rents are the same

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

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

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

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

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

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below)
   1. An error occurred in connection with an admission or reexamination;
   2. A new family member with income enters the family;
   3. A hardship exist due to the fact that the family is paying more of its income than is permitted by statute;
   4. The death or permanent disability of the leaseholder and/or principal income recipient occurs;
   5. The principal income recipient abandons the family; and
   6. A family misrepresent itself.

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

(2) Flat Rents

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

☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood

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☐ Other (list/describe below)

ROLLING ACRES

BEDROOM SIZE	FLAT RENT	CEILING RENT	MINIMUM RENT
1BR	$350.00	$350.00	$50.00
2BR	$404.00	$404.00	$50.00
3BR	$430.00	$430.00	$50.00
4BR	$500.00	$500.00	$50.00
5BR	$540.00	$540.00	$50.00
6BR	$610.00	$610.00	$50.00

URBAN COURT

BEDROOM SIZE	FLAT RENT	CEILING RENT	MINIMUM RENT
1BR	$375.00	$375.00	$50.00
2BR	$404.00	$404.00	$50.00
3BR	$430.00	$430.00	$50.00
4BR	$500.00	$500.00	$50.00
5BR	$0.00	$0.00	$0.00
6BR	$0.00	$0.00	$0.00

VALLEY COURT

BEDROOM SIZE	FLAT RENT	CEILING RENT	MINIMUM RENT
1BR	$0.00	$0.00	$0.00
2BR	$405.00	$405.00	$50.00
3BR	$450.00	$450.00	$50.00
4BR	$0.00	$0.00	$0.00
5BR	$0.00	$0.00	$0.00
6BR	$0.00	$0.00	$0.00

WALTERSVILLE ESTATES

BEDROOM SIZE	FLAT RENT	CEILING RENT	MINIMUM RENT
1BR	$375.00	$375.00	$50.00
2BR	$420.00	$420.00	$50.00
3BR	$450.00	$450.00	$50.00
4BR	$500.00	$500.00	$50.00
5BR	$545.00	$545.00	$50.00
6BR	$625.00	$625.00	$50.00

BEECHWOOD/CEDARS ESTATES

BEDROOM SIZE	FLAT RENT	CEILING RENT	MINIMUM RENT
1BR	$0.00	$0.00	$50.00
2BR	$0.00	$0.00	$50.00
3BR	$480.00	$480.00	$50.00
4BR	$530.00	$530.00	$50.00
5BR	$545.00	$545.00	$50.00
6BR	$0.00	$0.00	$50.00

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☐ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. Attachment I

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	430	10%
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Capital Fund Programs	430	10%

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C. Management and Maintenance Policies

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

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

Management Policies

Admissions and Continued Occupancy	Investment
Deconcentration / Income Mixing	Disposition
Procurement	Resident Initiative
Personnel	Risk Control Manuel
Capitalization	Community Center
Drug Free Workplace	Grievance Procedures
One Strike, You′re Out	Pet Policy
Substance Abuse	Rent Collection
Criminal Records	Media
Cash Management & Procedure	MBE
Community Service	Travel
Sexual Harassment	

Maintenance Policy

Maintenance Plan/Policy	Pest Control Policy
Schedule of Maintenance Charges	

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ATTACHMENT "B"

-or-

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

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(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name ATTACHMENT "C"

-or-

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

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

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

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

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

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

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

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If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number: **NO ACTIVITY**
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development

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7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

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☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

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☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **09/01/01**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Computer Training	8	First Come	Good Shepard Center	Public Housing
Homeownership	3	By Request	Community Service Center	Residents

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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

3. Which developments are most affected? (list below)
Urban Court, Valley Court and Waltersville Estates

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

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All Developments

C. Coordination between PHA and the police

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

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

All Developments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename:)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA has an adopted Pet Policy and it is on file for public view.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. It is the policy of the Housing Authority to comply with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and

employment. The Housing Authority will comply with all laws relating to Civil Rights, including: Title VI and VIII of the Civil Rights Act, Executive Order 11063, Section 504, Age Discrimination Act and American With Disabilities Act.

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan? **The Vicksburg Housing Authority have implemented immediate goal is to meet the compliance requirements of "Asset Management."**

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

☐ Not applicable
☐ Private management
☒ Development-based accounting

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☒ Comprehensive stock assessment

Designation of three (3) Asset Management Projects
AMP 1 – Rolling Acres MS 002, 150 Units
AMP 2 – Watersville Estates MS 005, 100 Units
Urban Court MS 003, 50 Units
AMP 3 – Beechwood Estates MS 007 B, 40 Units
Cedars Estates MS 007 C, 56 Units
Valley Court MS 004, 34 Units
TOTAL 430 Units

☒ Other: (list below) **Capital Fund modernization activities, annual inventory, Investment Policy, Pocurement Policy, Disposition Policy, Cash Policy and adopted asset management plan**

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

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The U. S. Congress and State of Mississippi has exempted residents from serving on the Board.

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **State of Mississippi**

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

☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

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

☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Resident self-sufficiency programs, modernization of housing units, security and employment opportunities through Capital Funds.

☐ Other: (list below)

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

D. Other Information Required by HUD

Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions
24 CFR Part 903.7(r)
PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

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

B. Significant Amendment or Modification to the Annual Plan

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

- Changes to rent or admissions policies or organization of the waiting list;

- Additions of non-emergency work items not currently included in the Annual Statement or the
  5-Year Action Plan or changes in use of replacement reserve funds under the Capitol Fund;

- Additions of new activities not included in any current PHDEP Plan;

- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

Maintenance Plan

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

Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]
Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. It is the policy of the Housing Authority to comply with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The Housing Authority will comply with all laws relating to Civil Rights, including: Title VI and VIII of the Civil Rights Act, Executive Order 11063, Section 504, Age Discrimination Act and American With Disabilities Act.

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

Attachments

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

Admissions Policy for Deconcentration **Attachment "A"**
FY 2009 Capital Fund Program Annual Statement **Attachment "B"**
FY 2009 Capital Fund Program Stimulus Annual Statement **Attachment "C"**
CFP P&E Statements for FY 2008 **Attachment "D"**

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Capital Fund Program 5 Year Action Plan **Attachment "E"**
List of Resident Advisory Board Members **Attachment "F"**
Component 3, (6) Deconcentration and Income Mixing **Attachment "G"**
Component 10 (B) Voluntary Conversion Initial Assessments **Attachment "H"**
Pet Policy **Attachment "I"**
Community Service Requirement **Attachment "J"**
Violence Against Women and Justice Department Reauthorization Act 2005 **Attachment "K"**
PHA Progress Statement on Mission & Goals **Attachment "L"**
PHA Management Organizational Chart **Attachment "M"**
PHA Operating Budget Part I **Attachment "N"**
PHA Operating Budget Part II **Attachment "O"**

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Table Library

THE HOUSING AUTHORITY OF THE CITY OF VICKSBURG, MISSISSIPPI

ATTACHMENT A

DECONCENTRATION POLICY

In an ongoing effort for the Vicksburg Housing Authority to meet or exceed the laws and regulations regarding public housing, a comprehensive Deconcentration Policy has been developed in order to comply with the Housing Quality and Work Responsibility Act of 1998 Section 513, as it applies to the Vicksburg Housing Authority.

INCOME MIX TARGETING:

This housing authority must ensure that within a given fiscal year, not less than forty percent (40%) of the public housing dwelling units shall be occupied by families whose incomes at the time of commencement of occupancy does not exceed thirty percent (30%) of the area median income.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES:

This housing authority may not concentration very low-income families, or those with relatively low incomes, in public housing units in certain projects or certain buildings within projects. There must, however remain at least forty percent (40%) of the families who are at or below thirty percent (30%) of the median area income. The Vicksburg Housing Authority must review the income and occupancy characteristics of the housing projects and the buildings of each project to ensure that a low-income concentration does not occur.

DECONCENTRATION:

It shall be the sole and exclusive right of the Vicksburg Housing Authority to move families from one dwelling unit to another as necessary or as vacancies warrant to reduce a concentration of a particular income level of families into any one building or complex. In contrast, the Vicksburg Housing Authority will also make every effort and attempt to maintain a consistent dwelling unit for every family and will only make moves necessary if there is no other alternative as determined by the Vicksburg Housing Authority.

This policy becomes effective immediately upon adoption by the Board of Commissioners of the Housing Authority of the City of Vicksburg, Mississippi.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 7-2009** **FFY of Grant Approval: 7-2009**

Type of Grant
☒ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	140,430			
3	1408 Management Improvements	140,353			
4	1410 Administration (may not exceed 10% of line 21)	70,215			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	321,154			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:7-2009** **FFY of Grant Approval: 7-2009**

Type of Grant

☒ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	702,154			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Dannie Walker **Date 08/25/2009**	**Signature of Public Housing Director** **Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 7-2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
COCC	Capital Fund Management Fee	1410		70,215				
AMP #1 - 002	Operations	1406		49,050				
	Pest Control	1408	150 units	12,558				
	Fees & Costs: A&E/MOD Coordinator	1430	150 units	10,000				
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		89,356				
AMP #2 - 003/005	Operations	1406		49,050				
MS086-005	Security	1408	100 units	104,353				
	Pest Control	1408	150 units	12,558				
	Fees & Costs: A&E/MOD Coordinator	1430	150 units	10,000				
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		89,356				
MS086-005	Replace or Repair Dorners on Bldgs.	1460	101	65,000				
AMP #3 - 004/007B & 007C	Operations	1406		42,330				
	Pest Control	1408	130 units	10,884				
	Fees & Costs: A&E/MOD Coordinator	1430	130 units	10,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 7-2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		77,444				
		TOTAL		702,154				

form **HUD-50075.1** (4/2008)

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Vicksburg Housing Authority

Federal FFY of Grant: 7-2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MS086	6/30/2010		12/31/2011		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Vicksburg Housing Authority	Capital Fund Program Grant No: MS26S086501-09 Replacement Housing Factor Grant No: Date of CFFP: _____	7-2009 **FFY of Grant Approval:** 7-2009

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	52,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	853,788	836,788		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	888,788	888,788		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
Vicksburg Housing Authority	Capital Fund Program Grant No: MS26S086501-09 Replacement Housing Factor Grant No: Date of CFFP: _____	7-2009 **FFY of Grant Approval:** 7-2009

Type of Grant
☐ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Annie Walker	08/12/2009		

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26S086501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:** 7-2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
MS086-002	A/E & Consulting Services	1430		35,000	52,000			
	Remove dormers and replace roofs,							
	remove chain-link fencing, replace							
	deteriorated siding, replace rotten							
	and deteriorated facia boards,							
	wrapped exposed facia boards with							
	aluminum at Waltersville Estates	1460	29 Bldgs	853,788	836,788			
			Total	888,788	888,788			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Vicksburg Housing Authority					Federal FFY of Grant: 7-2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MS086-002	12/31/2009		06/30/2010		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 7-2008** **FFY of Grant Approval: 7-2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/09** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	140,430		140,430	140,430
3	1408 Management Improvements	140,353		140,353	54,180.30
4	1410 Administration (may not exceed 10% of line 21)	70,215		70,215	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,000		115,000	47,916.65
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	236,156		236,156	34,100
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:7-2008** **FFY of Grant Approval: 7-2008**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 3/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	702,154		702,154	276,626.95
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Dannie Walker	**Date** 8/25/2009	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 7-2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
COCC	Capital Fund Management Fee	1410		70,215		70,215	-0-	
AMP #1 - 002	Operations	1406		49,050		49,050	49,050	
	Pest Control	1408	150 units	12,558		12,558	3,566.68	
	Fees & Costs: A&E/MOD Coordinator	1430	150 units	40,050		40,050	16,770.80	
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		82,350		82,350	9,100	
AMP #2 - 003/005	Operations	1406		49,050		49,050	49,050	
MS086-005	Security	1408	100 units	104,353		104,353	43,480.30	
	Pest Control	1408	150 units	12,558		12,558	3,566.68	
	Fees & Costs: A&E/MOD Coordinator	1430	150 units	40,050		40,050	16,770.80	
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		82,350		82,350	17,400	
AMP #3 - 004/007B & 007C	Operations	1406		42,330		42,330	42,330	
	Pest Control	1408	130 units	10,884		10,884	3,566.64	
	Fees & Costs: A&E/MOD Coordinator	1430	130 units	34,900		34,900	14,375.05	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Vicksburg Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MS26P086501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 7-2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	UPCS Deficiencies Renovations of Interior of units to Include: Fixtures Wall, Interior Door Repairs, Flooring, Painting, Kitchen & Bath Renovation	1460		71,456		71,456	7,600	
		TOTAL		702,154		702,154	276,626.95	

form **HUD-50075.1** (4/2008)

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Vicksburg Housing Authority					**Federal FFY of Grant: 7-2008**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MS086	6/30/09		12/31/2010		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (4/2008)

Part I: Summary

PHA Name/Number **Vicksburg Housing Authority MS26P086**			Locality (City/County & State) **Vicksburg, Warren County, MS**		☐**Original 5-Year Plan** ☒**Revision No: 1**	
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
B.	Physical Improvements Subtotal	Annual Statement	144,232	144,232	144,232	144,232
C.	Management Improvements		210,000	210,000	210,000	210,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		70,215	70,215	70,215	70,215
F.	Other		115,000	115,000	115,000	115,000
G.	Operations		162,707	162,707	162,707	162,707
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		702,154	702,154	702,154	702,154
L.	Total Non-CFP Funds					
M.	Grand Total		702,154	702,154	702,154	702,154

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☐**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year: 3 FFY 2011		
	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	COCC	Management Fee	70,215	COCC	Management Fee	70,215
Annual	AMP #1	Operations	56,759	AMP #1	Operations	56,759
Statement		Security	52,000		Security	52,000
		Drug Elimination Program	19,535		Drug Elimination Program	19,535
		Pest Control	17,442		Pest Control	17,442
		Fees & Costs - A/E MOD Coordinator	40,116		Fees & Costs - A/E MOD Coordinator	40,116
		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	10,313		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313
	MS086-002	Replace deteriorating Roofs at Rolling Acres	40,000	AMP #2	Operations	56,759
	AMP #2	Operations	56,759		Security	52,000
		Security	52,000		Drug Elimination Program	19,535
		Drug Elimination Program	19,535		Pest Control	17,442
		Pest Control	17,442		Fees & Costs - A/E MOD Coordinator	40,116

		Fees & Costs - A/E MOD Coordinator	40,116		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313
		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313	AMP #3	Operations	49,189
	AMP #3	Operations	49,189		Drug Elimination Program	16,930
		Drug Elimination Program	16,930		Pest Control	15,116
		Pest Control	15,116		Fees & Costs - A/E MOD Coordinator	34,768
		Fees & Costs - A/E MOD Coordinator	34,768		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	43,606

		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	43,606			
	Subtotal of Estimated Cost		$702,154	Subtotal of Estimated Cost		$702,154

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year: 5 FFY 2013		
	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	COCC	Management Fee	70,215	COCC	Management Fee	70,215
Annual	AMP #1	Operations	56,759	AMP #1	Operations	56,759
Statement		Security	52,000		Security	52,000
		Drug Elimination Program	19,535		Drug Elimination Program	19,535
		Pest Control	17,442		Pest Control	17,442
		Fees & Costs - A/E MOD Coordinator	40,116		Fees & Costs - A/E MOD Coordinator	40,116
		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313
	AMP #2	Operations	56,759	AMP #2	Operations	56,759
		Security	52,000		Security	52,000
		Drug Elimination Program	19,535		Drug Elimination Program	19,535
		Pest Control	17,442		Pest Control	17,442
		Fees & Costs - A/E MOD Coordinator	40,116		Fees & Costs - A/E MOD Coordinator	40,116

		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	50,313
	AMP #3	Operations	49,189	AMP #3	Operations	49,189
		Drug Elimination Program	16,930		Drug Elimination Program	16,930
		Pest Control	15,116		Pest Control	15,116
		Fees & Costs - A/E MOD Coordinator	34,768		Fees & Costs - A/E MOD Coordinator	34,768
		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	43,606		Correct UPCS Deficiencies Non-Routine Renovations: Repairs or Replacements: walls, doors, floor tile, painting, windows, bath and kitchen fixtures, electrical and plumbing	43,606
	Subtotal of Estimated Cost		$702,154	Subtotal of Estimated Cost		$702,154

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010		Work Statement for Year: 3 FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement	NONE		NONE	
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012		Work Statement for Year: 5 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement	NONE		NONE	
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$

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

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

ROLLING ACRES
Ms. Gloria Goodman 174 Elizabeth Circle Vicksburg, MS 39108

WALTERSVILLE ESTATES
Ms. Elizabeth Butler 210 Walters Street Vicksburg, MS 39183

URBAN COURT
Ms. Dominique Shelley 1013 A Urban Court Vicksburg, MS 39108

CEDARS ESTATES
Ms. Kimberly Bridges 265 Demby Drive Vicksburg, MS 39180

VALLEY COURT
Ms. Mary Evans 1413 B Hayes Street Vicksburg, MS 39108

BEECHWOOD ESTATES
Ms. Khristine Doss 117 Boykins Drive Vicksburg, MS 39108
Ms. Evelyn Benard 113 Boykins Drive Vicksburg, MS 39108

SELECTION OF RESIDENT ADVISORY BOARD MEMBERS:

The Resident Advisory Board consists of seven (7) members. They are selected by the resident body and Housing Authority to serve a one year term ending December 31.

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA MUST select one)
☐ **Attached at Attachment (File name)**
☐ **Provided below:**

3. In what manner did the PHA address those comments? (select all that apply)
☐ **Considered comments, but determined that no changes to the PHA Plan were necessary.**
☐ **The PHA changed portions of the PHA Plan in response to comments List changes below:**
☐ **Other: (list below)**

There were no comments or challenge elements regarding the annual and five year plan.

ATTACHMENT "G"

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

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

ATTACHMENT "H"

CERTIFICATION
"INITIAL ASSESSMENT"
VOLUNTARY CONVERSION OF DEVELOPMENT FROM PUBLIC HOUSING STOCK

This is to certify that the Vicksburg Housing Authority has reviewed each development operating as public housing; considered the implications of converting the public housing to tenant-based assistance ; and concluded that conversion may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

Component 10 (B) Voluntary Conversion Initial Assessments

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

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 1

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

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

Development Name	Number of Units
NONE	

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

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

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

1. Conversion **would be** more expensive than continuing to operate the developments (or a portion of it) as public housing;

2. Conversion **would not** principally benefit residents of the public housing development to be converted and the community; and

3. Conversion **would** adversely affect the availability of affordable housing in the community.

- The Housing Authority does not plan to dispose of any public housing developments;

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

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

Original previously submitted to the Field office.

ATTACHMENT "I"
PET POLICY STATEMENT

The Vicksburg Housing Authority has an adopted pet policy allowing the residents to own pets. Certain restrictive requirements are contained in the policy which are normal for PHA pet policies. Some of the main normal restrictions are size limits, number of pets, exclusion of reptiles with the exception of turtles, collar, leash, and identification tags for dogs and cats, no commercial purposes, compliance with state, local, and humane ordinances, and pet deposits.

Exclusion of certain requirements are extended to persons with disabilities, both residents and visitors.

The Pet Policy set forth herein is reasonably related to the following legitimate interests of the Vicksburg Housing Authority (PHA), including, but not limited to:

(a) The PHA's interest in providing a decent, safe and sanitary living environment for existing and prospective Residents;
(b) Protection and preserving the physical condition of the property of the PHA and the housing located thereon; and
(c) The PHA's financial interests in the property administered by this Housing Authority.

Residents occupying units administered by the Vicksburg Housing Authority shall be allowed to house pets on either a temporary or permanent basis, provided by this provision. The Applicant and any Resident must also provide certification from a licensed medical reference. Only after such certification has been received by this Housing Authority, **in writing**, will a Resident be permitted to keep and maintain a pet. The rules set forth herein specify the procedure for obtaining the necessary approval to keep and maintain a pet on this Housing Authority premises and set forth the rules which govern the keeping of such pets. Residents requesting permission to have a pet will be permitted a limit of one (1) pet per household (Dwelling Unit).

(1) *SELECTION CRITERIA:*

(a) *Management Approval*: Prior to a pet being accepted for keeping in a Dwelling Unit the proposed owner must prepare and submit an "*Application to Keep a Pet*". The Resident and this Housing Authority must enter into a "*Pet Agreement*".

In addition to executing the "*Pet Agreement*", the Resident must submit to this Housing Authority documented proof of the proposed pet's health, suitability and acceptability in accordance with provisions outlined in "Standards" below. Pets must be registered with this Housing Authority before the pet is brought onto the premises and annually thereafter.

Registration includes:

1. Certificate signed by a licensed veterinarian or designated State or local authority or agent, stating that the pet has received all inoculations required by State or local law;
2. Statement signed by a licensed veterinarian that the animal is in good health, has no communicable diseases or pests, and, in the case of dogs and cats, is spayed or neutered. Cats must also be declawed;

3. Name, address, and phone number of one or more responsible parties to care for the pet if the owner dies, is incapacitated or unable to care for the pet;
4. Execution of a "*Pet Agreement*" stating that the Resident accepts complete responsibility for the care and cleaning of the pet and acknowledges the applicable rules;
5. Pet must be licensed in accordance with applicable State and local laws and regulations.

Registration will be coordinated with the annual reexamination date. Approval for the keeping of pet shall not be extended until the requirements specified above have been met, and in no event will approval of other than the common household pets be extended.

ATTACHMENT "J"

IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS

The Housing Authority of the City of Vicksburg, Mississippi will administer the community service requirement as follows:

1. Locate potential work sites for those residents required performing voluntary work and maintaining a listing of those sites. Information concerning the work sites will be furnished to residents for advice and counseling only. The resident is ultimately responsible for locating a work site and performing the required hours in compliance with Federal Law.

2. Screen resident records for those who are required to perform community service and provide notification of the requirements. New residents will be informed of the requirements prior to move-in.

3. Prepare and furnish to affected residents a form for third party certification of the community work or self-sufficiency requirement. The completed form will be returned to the Housing Authority and placed in the resident's file.

4. Review or obtain the resident's certification ninety days prior to annual reexamination. If the resident has failed to fulfill the community work or family self-sufficiency requirement, the resident will be notified not less than thirty days prior to lease expiration of the noncompliance. The resident will also be advised that the determination of noncompliance is subject to the Housing Authority grievance procedure; and that unless the resident and the Housing Authority enter into a suitable agreement for the resident to cure the noncompliance, the resident's lease will not be renewed and the Housing Authority will take eviction action. If an agreement is reached the resident will be required to make up lost hours.

Each adult resident must contribute eight (8) hours per month of community service, or participate in an economic self-sufficiency program for eight (8) hours per month, unless exempt from this requirement for one of the following reasons:

- Is 62 years or older;

- Is blind or disable as defined by the Social Security Act, and who is unable to comply with this requirement, or is a primary caretaker of such individual;

- Is engaged in a work activity as defined by Social Security Act;

- Meets the requirements for being exempted from having to engage in a work activity under the State program funded by the Social Security Act, or under any other Mississippi welfare program, including a State administered welfare to work program; and has not been found by the State or other administering entity to be in noncompliance with such program. and

- Is in a family receiving assistance under a State program funded by the Social Security Act, or under any other Mississippi welfare program, including a State administered welfare to work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

ATTACHMENT "K"

Vicksburg Housing Authority (VHA)

Violence Against Women Act (VAWA) Policy

Adopted Date: 5/7/2008
Effective Date: 5/7/2008

I. Purpose and Applicability

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

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

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance with all applicable legal requirements imposed by VAWA;

B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by VHA;

C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;

D. Creating and maintaining collaborative arrangements between VHA, law enforcement
authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by VHA; and

E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by VHA.

III. Other THA Policies and Procedures

This Policy shall be referenced in and attached to VHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of VHA's Admissions and

Continued Occupancy Policy. VHA's annual public housing agency plan shall also contain information concerning VHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

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

IV. Definitions

As used in this Policy:

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

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

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

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

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

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

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

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

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

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

V. Admissions and Screening

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

VI. Termination of Tenancy or Assistance

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

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by VHA as a
result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of VHA to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, VHA may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.

(b) Nothing contained in this paragraph shall be construed to limit the authority
of VHA to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or VHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those

employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

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

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, VHA to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., VHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by VHA.

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

1. *HUD-approved form* - by providing to VHA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to VHA documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence,

dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to VHA a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

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

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

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to VHA in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or

2. required for use in a public housing eviction proceeding as permitted in VAWA, or

3. otherwise required by applicable law.

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

IX. Court Orders/Family Break-up

A. *Court orders*. It is VHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by VHA. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of

victims and addressing the distribution of personal property among household members in cases where a family breaks up.

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

X. Relationships with Service Providers

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

XI. Notification

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

XII. Relationship with Other Applicable Laws

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

XIII. Amendment

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

ATTACHMENT "L"
PROGRESS STATEMENT ON PHA MISSION AND GOALS

1. Expand the supply of existing housing: The Housing Authority is meeting this goal with the main accomplishment being a reduction of vacancies over the past year. The PHA goal to reduce vacancies with improved maintenance techniques and improved management and occupancy controls has been achieved.

2. Improve the quality of assisted housing: The Housing Authority is meeting this goal with the main accomplishments being ongoing efforts to raise the standards of public housing with the use of modernization program funds.

3. Increase assisted housing choices: The Housing Authority is achieving this goal by increasing homeownership opportunities. We had several residents to purchase homes within the past year.

4. Provide an improved living environment: The PHA is meeting this goal by continuing security services and maintaining a proper balanced income mix in all developments.

5. Promote self-sufficiency and asset development of families and individuals: The PHA continues to participate in the Self-Sufficiency Programs for residents.

6. Ensure equal opportunity in housing for all Americans: The Housing Authority is meeting this goal with affirmative measures as reinforced in the Fair Housing policy of the PHA.

7. Provide necessary professional development for PHA staff: The Housing Authority is meeting this goal by sending PHA staff to all HUD training workshops. In addition, PHA maintenance staff attended specialized training courses such as air conditioning repair, etc.

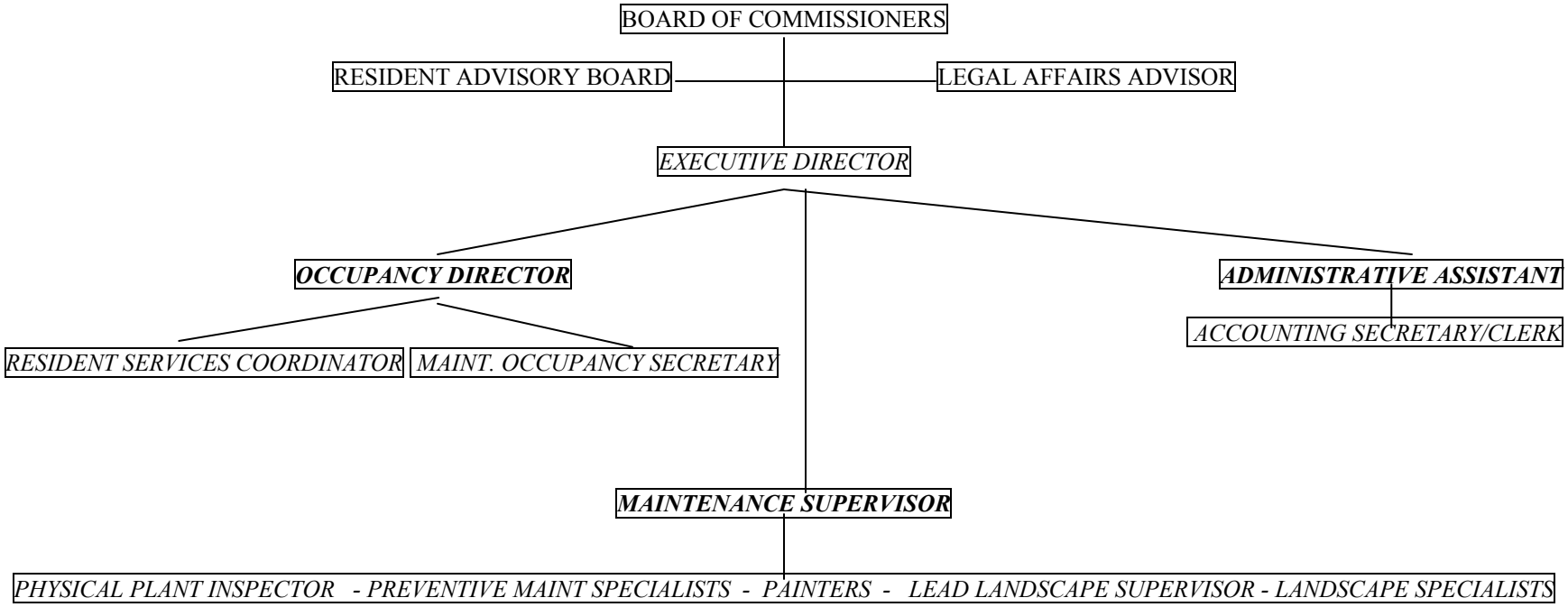
8. The PHA goal to renovate or modernize public housing units with Capital Fund Program funds to achieve private market compatibility by the year 2008 is on schedule.

9. The PHA had a goal to increase working residents over the past 12 months, the PHA actually had 8 new workers.

10. The Housing Authority has achieved its goal to provide GED classes and computer training for residents in improving employability. Our goal is on schedule to increase resident employment by the year 2013. Additionally, we continue to provide educational and recreational programs for our youths through partnership with the Good Shepherd Center.

11. The PHA had a goal to continue PHDEP efforts to improve security by contracting with private security service.

ATTACHMENT "M"
VICKSBURG HOUSING AUTHORITY
ORGANIZATIONAL STRUCTURE



The Board of Commissioners is the legal body over the Executive Director and establishes PHA policy. The Executive Director is responsible for the entire administrative function of the PHA and supervises the Maintenance Supervisor, Administrative Assistant and the Occupancy Coordinator. Each of these employees is responsible for their respective departments and report to the Executive Director.

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

Budgeted Schedule of Nonroutine Expenditures — AMP1 Capitalization Policy $3,000. Except Ranges and Refrigerators.

Extraordinary Maintenance — List Replacements and Additions Seperately

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
				Replacements:				
1.	A/C Coils (5)	2,000		Refrigerators	10	320	3,200	
2.	A/C Compressors (8)	4,800		Ranges	10	300	3,000	
3.	Water Heaters (3)	900					0	
4.	Weedeater (1)	270					0	
5.							0	
							0	
							0	
							0	
							0	
							0	
				Total Replacements			$6,200	$0
				Betterments and Additions:				
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
	Some items that are purchased or serviced more routinely have been added to regular maintenance materials and contract cost.							
	Total Extra-ordinary Maintenance	$7,970	$0	Total Betterments & Additions			$0	$0

Prepared by
Lindsey and Company, Inc.

Schedule of Non-Routine
(8/2007)

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
	Casualty Loss-Non-Captialized			Casualty Loss Capitalized				
1.							0	
							0	
							0	
2.							0	
							0	
							0	
							0	
							0	
							0	
	Total Non-Capitalized Casualty Loss	$0		Total Capitalized Casualty Loss			$0	$0

Enter Credits for Insurance Proceeds to offset Casualty Loss.

Use Remarks to Explain any Other Non-Routine Expenses not Addressed.

Remarks:

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

Budgeted Schedule of Nonroutine Expenditures

AMP 2 Capitalization Policy $3,000 except Ranges and Refrigerators

Extraordinary Maintenance

List Replacements and Additions Seperately

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
				Replacements:				
1.	A/C Compressors (6)	3,600		Refrigerators	10	320	3,200	
2.	A/C Coils	1,200		Ranges	10	300	3,000	
3.	Water Heaters (7)	2,100					0	
4.	Weedeater (1)	270					0	
5.							0	
							0	
							0	
							0	
							0	
							0	
				Total Replacements			$6,200	$0
				Betterments and Additions:				
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
	Some items that are purchased or serviced more routinely have been added to regular maintenance materials and contract cost.							
	Total Extra-ordinary Maintenance	$7,170	$0	Total Betterments & Additions			$0	$0

Prepared by
Lindsey and Company, Inc.

Schedule of Non-Routine
(8/2007)

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
	Casualty Loss-Non-Captialized			Casualty Loss Capitalized				
							0	
1.							0	
							0	
2.							0	
							0	
							0	
							0	
							0	
	Total Non-Capitalized Casualty Loss	$0		Total Capitalized Casualty Loss			$0	$0

Enter Credits for Insurance Proceeds to offset Casualty Loss.

Use Remarks to Explain any Other Non-Routine Expenses not Addressed.

Remarks:

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

Budgeted Schedule of Nonroutine Expenditures — AMP3 Capitalization Policy $3,000 except Ranges and Refrigerators

Extraordinary Maintenance — List Replacements and Additions Seperately

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
				Replacements:				
1.	A/C Compressors (6)	3,600		Refrigerators	10	320	3,200	
2.	A/C Coils (2)	800		Ranges	10	300	3,000	
3.	Water Heaters (2)	600					0	
4.	Weedeater (1)	270					0	
5.							0	
							0	
							0	
							0	
							0	
							0	
							0	
				Total Replacements			$6,200	$0
				Betterments and Additions:				
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
	Some items that are purchased or serviced more routinely have been added to regular maintenance materials and contract cost.							
	Total Extra-ordinary Maintenance	$5,270	$0	Total Betterments & Additions			$0	$0

Prepared by
Lindsey and Company, Inc.

Schedule of Non-Routine
(8/2007)

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
	Casualty Loss-Non-Captialized			Casualty Loss Capitalized				
1.							0	
							0	
							0	
2.							0	
							0	
							0	
							0	
							0	
							0	
	Total Non-Capitalized Casualty Loss	$0		Total Capitalized Casualty Loss			$0	$0

Enter Credits for Insurance Proceeds to offset Casualty Loss.

Use Remarks to Explain any Other Non-Routine Expenses not Addressed.

Remarks:

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

Budgeted Schedule of Nonroutine Expenditures — COCC Capitalization Policy $3,000

Extraordinary Maintenance — List Replacements and Additions Seperately

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
				Replacements:				
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
				Total Replacements			$0	$0
				Betterments and Additions:				
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
	Some items that are purchased or serviced more routinely have been added to regular maintenance materials and contract cost.							
	Total Extra-ordinary Maintenance	$0	$0	Total Betterments & Additions			$0	$0

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Schedule of Non-Routine
(8/2007)

Number	The Vicksburg Housing Authority Description	Operating Budget Dollars	Capital Fund Dollars	Description	No. of Items	Item Cost	9/30/2009 Estimated Expenditure	CFP Capital Outlay
	Casualty Loss-Non-Captialized			Casualty Loss Capitalized				
1.							0	
							0	
							0	
2.							0	
							0	
							0	
							0	
							0	
							0	
	Total Non-Capitalized Casualty Loss	$0		Total Capitalized Casualty Loss			$0	$0

Enter Credits for Insurance Proceeds to offset Casualty Loss.

Use Remarks to Explain any Other Non-Routine Expenses not Addressed.

Remarks:

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

Low Rent Public Housing Operating Budget
Stop Loss □ Yes ■ No
Asset Management ■ Yes □ No
October 1, 2008 through September 30, 2009
ACC: A2507
Number of Projects: [3] Number of AMPs: [3]
DUNS: 079459715
PHA Code: MS086
Type of Submission Below
☑ Original
☐ Revision Revision No. [ ]
HUD Field Office Jackson, MS

	AMP Project Number: MS086	AMP Project Number: MS086000001	AMP Project Number: MS086000002	AMP Project Number: MS086000003
	ACC Units: 430 Dwelling Units: 429	ACC Units: 150 Dwelling Units: 149	ACC Units: 150 Dwelling Units: 150	ACC Units: 130 Dwelling Units: 130
	Eligible Units: 430 Eligible Unit Months: 5160	Eligible Units: 150 Eligible Unit Months: 1800	Eligible Units: 150 Eligible Unit Months: 1800	Eligible Units: 130 Eligible Unit Months: 1560
		Built Date: 1971 (Rolling Acres)	Built Date: 1972 (Urban Court) 1983 (Walterville Estates)	Built Date: 1981 (Valley Court) 1992 (Beechwood & Cedars Estates)
		Last Renovation: N/A	Last Renovation: 2008	Last Renovation: NA
		Occupancy Type: Elderly/Family	Occupancy Type: Elderly/Family	Occupancy Type: Duplex/Stacked/Single Faimily
		Estimated Occupancy Rate: 95%	Estimated Occupancy Rate: 96%	Estimated Occupancy Rate: 94%
		Average Bed Room Size: 3BR	Average Bed Room Size: 3BR	Average Bed Room Size: 3BR
		Building Type: Single Family/Duplex Family	Building Type: Row/Town Houses/Houses	Building Type: Single Detached
		Anticipated Number of Turnovers: 120	Anticipated Number of Turnovers: 120	Anticipated Number of Turnovers: 120
		Project Expense Level: 298.99 CY2008	Project Expense Level: 266.82 CY2008	Project Expense Level: 266.82 CY2008
		Utility Expense Level: 23.93 CY2008	Utility Expense Level: 14.49 CY2008	Utility Expense Level: 3.39 CY2008
		Average Units Occupied 143	Average Units Occupied 144	Average Units Occupied 122

The Vicksburg Housing Authority

FDS Line Numbers	Acc't No.	Account Description	2009 Total PH &CFP PUM	Grand Total: Total Public Housing & CFP Grants Dollars	Eligible Units 429 / Eligible Unit Months 5,148: 2009 Budget PUM	2009 Budget Dollars	Total CFP: CFP Budget Dollars
		Tenant Revenues	Total PH PUM	Grand Total	PH	PH	Total CFP
11220		Gross Potential Rental Revenue	192.62	991,625	192.62	991,625	
11230		Rental Revenue Loss Due to Vacancy	(9.54)	(49,137)	(9.54)	(49,137)	
70300	3110	Net Tenant Rental Revenue	183.08	942,488	183.08	942,488	
70400	3120	Excess Utilities	0.00	0	0.00	0	
70400	3690	Tenant Revenue - Other	18.65	96,000	18.65	96,000	
70500		**Total Tenant Revenue**	**201.73**	**1,038,488**	**201.73**	**1,038,488**	
		Operating Subsidy Revenue					
11240		Gross Potential Operating Subsidy from CY2008	43.27	222,739	43.27	222,739	
11250		Subsidy Loss Due to Funding Pro-ration CY2008	(4.62)	(23,787)	(4.62)	(23,787)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2008	(1.41)	(7,276)	(1.41)	(7,276)	
70600	8020	Total Subsidy from CY2008	37.23	191,676	37.23	191,676	
11240		Gross Potential Operating Subsidy from CY2009	136.77	704,072	136.77	704,072	
11250		Subsidy Loss Due to Funding Pro-ration CY2009	(23.85)	(122,804)	(23.85)	(122,804)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2009	(4.24)	(21,827)	(4.24)	(21,827)	
70600	8020	Total Subsidy from CY2009	108.67	559,441	108.67	559,441	
		Total Subsidy for Request Fiscal Year	**145.90**	**751,117**	**145.90**	**751,117**	
70600		Total CFP for Operations (All Soft Cost)	40.92	210,645			210,645
70600	**8020**	**Total HUD Receipts**	**186.82**	**961,762**	**145.90**	**751,117**	**210,645**
		Other Revenue					
70710	3690.2	Management Fee - COCC	57.53	296,180	57.53	296,180	
70720	3690.3	Asset Management Fee - COCC	10.02	51,600	10.02	51,600	
70730	3690.4	Bookkeeping Fee - COCC	7.15	36,810	7.15	36,810	
70800	3690.98	Other Government Grants	0.00	0	0.00	0	
71100	3610	Investment Income - Unrestricted	0.25	1,299	0.25	1,299	
71300	3690.86	Proceeds from disposition of assets held for sale	0.00	0	0.00	0	
71310	3690.87	Cost of sale of assets	0.00	0	0.00	0	
71400	3690.5	Fraud Recovery	0.00	0	0.00	0	
71500	3690.1	Other Revenue	0.00	0	0.00	0	
71500	3190	Non-Dwelling Revenue	0.00	0	0.00	0	
71600	3690.88	Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0	
72000	3610.1	Investment Income - Restricted	0.00	0	0.00	0	
		Total Other Revenues	**74.96**	**385,889**	**74.96**	**385,889**	**0**
70000		**Total Operating Revenues**	**463.51**	**2,386,139**	**422.59**	**2,175,494**	**210,645**

FDS Line Numbers	Acc't No.	Account Description	Total AMP1	Total AMP1 PH & CFP Grants Dollars	Eligible Units 150 / Eligible Unit Months 1800: 2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars
		Tenant Revenues	Total PUM	MS086000001	MS086000001	MS086000001	
11220		Gross Potential Rental Revenue	206.53	371747	206.53	371,747	
11230		Rental Revenue Loss Due to Vacancy	(9.64)	-17348	(9.64)	(17,348)	
70300	3110	Net Tenant Rental Revenue	196.89	354399	196.89	354,399	
70400	3120	Excess Utilities	0.00	0	0.00	0	
70400	3690	Tenant Revenue - Other	19.04	34272	19.04	34,272	
70500		**Total Tenant Revenue**	**215.93**	**388,671**	**215.93**	**388,671**	
		Operating Subsidy Revenue					
11240		Gross Potential Operating Subsidy from CY2008	46.98	84566	46.98	84,566	
11250		Subsidy Loss Due to Funding Pro-ration CY2008	(5.03)	-9051	(5.03)	(9,051)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2008	(1.44)	-2585	(1.44)	(2,585)	
70600	8020	Total Subsidy from CY2008	40.52	72930	40.52	72,930	
11240		Gross Potential Operating Subsidy from CY2009	148.42	267162	148.42	267,162	
11250		Subsidy Loss Due to Funding Pro-ration CY2009	(25.68)	-46227	(25.68)	(46,227)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2009	(5.75)	-10348	(5.75)	(10,348)	
70600	8020	Total Subsidy from CY2009	116.99	210587	116.99	210,587	
		Total Subsidy for Request Fiscal Year	**157.51**	**283,517**	**157.51**	**283,518**	
70600		Total CFP for Operations (All Soft Cost)	25.90	46625			46,625
70600	**8020**	**Total HUD Receipts**	**183.41**	**330,142**	**157.51**	**283,518**	**46,625**
		Other Revenue					
70710	3690.2	Management Fee - COCC	0.00	0	0.00	0	
70720	3690.3	Asset Management Fee - COCC	0.00	0	0.00	0	
70730	3690.4	Bookkeeping Fee - COCC	0.00	0	0.00	0	
70800	3690.98	Other Government Grants	0.00	0	0.00	0	
71100	3610	Investment Income - Unrestricted	0.24	433	0.24	433	
71300	3690.86	Proceeds from disposition of assets held for sale	0.00	0	0.00	0	
71310	3690.87	Cost of sale of assets	0.00	0	0.00	0	
71400	3690.5	Fraud Recovery	0.00	0	0.00	0	
71500	3690.1	Other Revenue	0.00	0	0.00	0	
71500	3190	Non-Dwelling Revenue	0.00	0	0.00	0	
71600	3690.88	Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0	
72000	3610.1	Investment Income - Restricted	0.00	0	0.00	0	
		Total Other Revenues	**0.24**	**433**	**0.24**	**433**	**0**
70000		**Total Operating Revenues**	**399.58**	**719,246**	**373.68**	**672,622**	**46,625**

FDS Line Numbers	Acc't No.	Account Description	Total AMP2	Total AMP2 PH & CFP Grants Dollars	Units Available for Lease 150 / Unit Months Available 1800: 2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars
		Tenant Revenues	Total PUM	MS086000002	MS086000002	MS086000002	MS086000002
11220		Gross Potential Rental Revenue	164.00	295,192	164.00	295,192	
11230		Rental Revenue Loss Due to Vacancy	(6.56)	(11,808)	(6.56)	(11,808)	
70300	3110	Net Tenant Rental Revenue	157.44	283,384	157.44	283,384	
70400	3120	Excess Utilities	0.00	0	0.00	0	
70400	3690	Tenant Revenue - Other	17.33	31,200	17.33	31,200	
70500		**Total Tenant Revenue**	**174.77**	**314,584**	**174.77**	**314,584**	
		Operating Subsidy Revenue					
11240		Gross Potential Operating Subsidy from CY2008	43.66	78,581	43.66	78,581	
11250		Subsidy Loss Due to Funding Pro-ration CY2008	(4.75)	(8,546)	(4.75)	(8,546)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2008	(0.65)	(1,172)	(0.65)	(1,172)	
70600	8020	Total Subsidy from CY2008	38.26	68,863	38.26	68,863	
11240		Gross Potential Operating Subsidy from CY2009	137.70	247,868	137.70	247,868	
11250		Subsidy Loss Due to Funding Pro-ration CY2009	(24.42)	(43,962)	(24.42)	(43,962)	
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2009	(2.02)	(3,634)	(2.02)	(3,634)	
70600	8020	Total Subsidy from CY2009	111.26	200,272	111.26	200,272	
		Total Subsidy for Request Fiscal Year	**149.52**	**269,135**	**149.52**	**269,135**	
70600		Total CFP for Operations (All Soft Cost)	44.76	80,575			80,575
70600	**8020**	**Total HUD Receipts**	**194.28**	**349,710**	**149.52**	**269,135**	**80,575**
		Other Revenue					
70710	3690.2	Management Fee - COCC	0.00	0	0.00	0	
70720	3690.3	Asset Management Fee - COCC	0.00	0	0.00	0	
70730	3690.4	Bookkeeping Fee - COCC	0.00	0	0.00	0	
70800	3690.98	Other Government Grants	0.00	0	0.00	0	
71100	3610	Investment Income - Unrestricted	0.24	433	0.24	433	
71300	3690.86	Proceeds from disposition of assets held for sale	0.00	0	0.00	0	
71310	3690.87	Cost of sale of assets	0.00	0	0.00	0	
71400	3690.5	Fraud Recovery	0.00	0	0.00	0	
71500	3690.1	Other Revenue	0.00	0	0.00	0	
71500	3190	Non-Dwelling Revenue	0.00	0	0.00	0	
71600	3690.88	Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0	
72000	3610.1	Investment Income - Restricted	0.00	0	0.00	0	
		Total Other Revenues	**0.24**	**433**	**0.24**	**433**	**0**
70000		**Total Operating Revenues**	**369.29**	**664,727**	**324.53**	**584,152**	**80,575**

FDS Line Numbers	Acc't No.	Account Description	Total AMP3	Total AMP3 PH & CFP Grants Dollars	Units Available for Lease 130 / Unit Months Available 1560: 2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total COCC	Total COCC & CFP Grants Dollars	2009 Budget Dollars	CFP Budget Dollars
		Tenant Revenues	Total PUM	MS086000003	MS086000003	MS086000003	MS086000003		COCC	COCC	COCC
11220		Gross Potential Rental Revenue	208.13	324,686	208.13	324,686					
11230		Rental Revenue Loss Due to Vacancy	(12.81)	(19,981)	(12.81)	(19,981)					
70300	3110	Net Tenant Rental Revenue	195.32	304,705	195.32	304,705					
70400	3120	Excess Utilities	0.00	0	0.00	0					
70400	3690	Tenant Revenue - Other	19.57	30,528	19.57	30,528					
70500		**Total Tenant Revenue**	**214.89**	**335,233**	**214.89**	**335,233**					
		Operating Subsidy Revenue									
11240		Gross Potential Operating Subsidy from CY2008	38.20	59,592	38.20	59,592					
11250		Subsidy Loss Due to Funding Pro-ration CY2008	(3.97)	(6,190)	(3.97)	(6,190)					
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2008	(2.26)	(3,519)	(2.26)	(3,519)					
70600	8020	Total Subsidy from CY2008	31.98	49,883	31.98	49,883					
11240		Gross Potential Operating Subsidy from CY2009	121.18	189,042	121.18	189,042					
11250		Subsidy Loss Due to Funding Pro-ration CY2009	(20.91)	(32,615)	(20.91)	(32,615)					
11260		Subsidy Loss Due to Non-Eligible Unit Months CY2009	(5.03)	(7,845)	(5.03)	(7,845)					
70600	8020	Total Subsidy from CY2009	95.24	148,582	95.24	148,582					
		Total Subsidy for Request Fiscal Year	**127.22**	**198,465**	**127.22**	**198,465**					
70600		Total CFP for Operations (All Soft Cost)	53.49	83,445			83,445	0			0
70600	**8020**	**Total HUD Receipts**	**180.71**	**281,910**	**127.22**	**198,465**	**83,445**	**0**	**0**	**0**	**0**
		Other Revenue									
70710	3690.2	Management Fee - COCC	0.00	0	0.00	0		296180	296,180		
70720	3690.3	Asset Management Fee - COCC	0.00	0	0.00	0		51600	51,600		
70730	3690.4	Bookkeeping Fee - COCC	0.00	0	0.00	0		36810	36,810		
70800	3690.98	Other Government Grants	0.00	0	0.00	0		0	0		
71100	3610	Investment Income - Unrestricted	0.28	433	0.28	433		0	0		
71300	3690.86	Proceeds from disposition of assets held for sale	0.00	0	0.00	0		0	0		
71310	3690.87	Cost of sale of assets	0.00	0	0.00	0		0	0		
71400	3690.5	Fraud Recovery	0.00	0	0.00	0		0	0		
71500	3690.1	Other Revenue	0.00	0	0.00	0		0	0		
71500	3190	Non-Dwelling Revenue	0.00	0	0.00	0		0	0		
71600	3690.88	Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0		0	0		
72000	3610.1	Investment Income - Restricted	0.00	0	0.00	0		0	0		
		Total Other Revenues	**0.28**	**433**	**0.28**	**433**	**0**	**384,590**	**384,590**		**0**
70000		**Total Operating Revenues**	**395.88**	**617,576**	**342.39**	**534,131**	**83,445**	**384,590**	**384,590**		**0**

Prepared by:
Lindsey and Company, Inc

The Vicksburg Housing Authority					Eligible Units	Eligible Unit Months				Eligible Units	Eligible Unit Months				Units Available for Lease	Unit Months Available				Units Available for Lease	Unit Months Available				
				Grand Total	429	5,148	Total CFP	Total AMP1		150	1800		Total AMP2		150	1800		Total AMP3		130	1560		Total COCC		
FDS Line Numbers	Acc't No.	Account Description	2009 Total PH &CFP PUM	Total Public Housing & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total PUM	Total AMP1 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP2 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP3 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total COCC & CFP Grants Dollars	2009 Budget Dollars	CFP Budget Dollars
		Administrative Expenses																							
91100	4110	Administrative Salaries	73.23	377,001	73.23	377,001	0	49.86	89750	49.86	89,750	0	30.97	55,750	30.97	55,750	0	34.46	53750	34.46	53,750	0	177750	177,750	0
91200	4171	Auditing Fees	1.07	5,500	1.07	5,500	0	0.97	1750	0.97	1,750	0	0.97	1,750	0.97	1,750	0	0.96	1500	0.96	1,500	0	500	500	0
91900	4190.20	Outside Management Fees	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
91500	4182	Employee Benefit Contributions - Administrative	19.62	100,986	19.62	100,986	0	13.76	24770	13.76	24,770	0	8.61	15,490	8.61	15,490	0	9.50	14820	9.50	14,820	0	45910	45,910	0
91900	4140	Staff Training	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
91800	4150	Travel	3.89	20,000	3.89	20,000	0	1.11	2000	1.11	2,000	0	1.11	2,000	1.11	2,000	0	1.28	2000	1.28	2,000	0	14000	14,000	0
91900	4180	Office Rent	0.47	2,400	0.47	2,400	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	2400	2,400	0
91900	4190.11	Publications	0.58	3,000	0.58	3,000	0	0.42	750	0.42	750	0	0.42	750	0.42	750	0	0.48	750	0.48	750	0	750	750	0
91900	4190.12	Membership and Dues	0.39	2,000	0.39	2,000	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	2000	2,000	0
91900	4190.13	Telephone	2.33	12,000	2.33	12,000	0	1.67	3000	1.67	3,000	0	1.67	3,000	1.67	3,000	0	1.92	3000	1.92	3,000	0	3000	3,000	0
91900	4190.15	Collection Fees	0.97	5,000	0.97	5,000	0	0.69	1250	0.69	1,250	0	1.39	2,500	1.39	2,500	0	0.80	1250	0.80	1,250	0	0	0	0
91900	4190.19	Admin Service Contract	19.67	101,270	19.67	101,270	0	8.00	14400	8.00	14,400	0	7.07	12,720	7.07	12,720	0	45.08	70320	45.08	70,320	0	3830	3,830	0
91900	4190.17	Forms, Stationary, Office Supplies	1.96	10,100	1.96	10,100	0	1.39	2500	1.39	2,500	0	1.39	2,500	1.39	2,500	0	2.31	3600	2.31	3,600	0	1500	1,500	0
91900	4190.18	Other Operating - Administrative	3.27	16,820	3.27	16,820	0	2.72	4900	2.72	4,900	0	2.62	4,710	2.62	4,710	0	3.02	4710	3.02	4,710	0	2500	2,500	0
91400	4190.08	Advertising & Marketing	0.39	2,000	0.39	2,000	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	2000	2,000	0
91600	1410.00	Fee for Servicce CFP	13.64	70,215	0.00	0	70,215	13.65	24575	0.00	0	24,575	13.65	24,575	0.00	0	24,575	13.50	21065	0.00	0	21,065	0	0	0
91700	4130	Legal Expense	2.72	14,000	2.72	14,000	0	0.78	1400	0.78	1,400	0	0.78	1,400	0.78	1,400	0	0.90	1400	0.90	1,400	0	9800	9,800	0
91900	4170	Outside Accounting Sevice	1.72	8,850	1.72	8,850	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	8850	8,850	0
91300	4190.21	Management Fee Expense - AMP	43.89	225,965	43.89	225,965	0	43.89	79005	43.89	79,005	0	44.20	79,557	44.20	79,557	0	43.21	67403	43.21	67,403	0	0	0	0
91310	4170.30	Bookkeeping Fee - AMP	7.15	36,810	7.15	36,810		7.15	12870	7.15	12,870		7.20	12,960	7.20	12,960		7.04	10980	7.04	10,980		0	0	
92000	4190.22	Asset Management Fee - AMP	10.02	51,600	10.02	51,600		10.00	18000	10.00	18,000		10.00	18,000	10.00	18,000		10.00	15600	10.00	15,600		0	0	
91000		**Total Administrative Expenses**	**206.98**	**1,065,517**	**193.34**	**995,302**	**70,215**	**156.07**	**280,920**	**142.41**	**256,345**	**24,575**	**132.03**	**237,662**	**118.38**	**213,087**	**24,575**	**174.45**	**272,148**	**160.95**	**251,083**	**21,065**	**274,790**	**274,790**	**0**
		Tenant Services																							
92100	4210	Tenant Services - Salaries	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
92200	4230.10	Relocation Cost	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
92300	4222	Employee Benefit Contributions - Tenant Services	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
92400	4220	Recreation, Publications, Miscellaneous	1.85	9,500	1.85	9,500	0	1.76	3167	1.76	3,167		1.76	3,167	1.76	3,167		2.03	3166	2.03	3,166		0	0	
92400	4230	Contract Cost - Training, Etc.	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
92400	4220.10	Resident Participation Expenses	1.77	9,100	1.77	9,100	0	1.66	2994	1.66	2,994		1.68	3,015	1.68	3,015		1.98	3091	1.98	3,091		0	0	
92400	4230.20	Tenant Services - Other	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
92500		**Total Tenant Service Expenese**	**3.61**	**18,600**	**3.61**	**18,600**	**0**	**3.42**	**6,161**	**3.42**	**6,161**	**0**	**3.43**	**6,182**	**3.43**	**6,182**	**0**	**4.01**	**6,257**	**4.01**	**6,257**	**0**	**0**	**0**	**0**
		Utilities Expense																							
93100	4310	Water	1.81	9,330	1.81	9,330	0	2.92	5250	2.92	5,250		1.70	3,060	1.70	3,060		0.65	1020	0.65	1,020		0	0	
93200	4320	Electricity	3.80	19,560	3.80	19,560	0	2.32	4170	2.32	4,170		3.90	7,020	3.90	7,020		3.13	4880	3.13	4,880		3490	3,490	
93200	4320.90	Security Lights	1.53	7,880	1.53	7,880	0	0.77	1390	0.77	1,390		3.06	5,500	3.06	5,500		0.63	990	0.63	990		0	0	
93300	4330	Gas	7.71	39,710	7.71	39,710	0	12.27	22080	12.27	22,080		9.04	16,270	9.04	16,270		0.87	1360	0.87	1,360		0	0	
93400	4340	Fuel	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
93600	4390	Sewer	2.26	11,620	2.26	11,620	0	3.82	6870	3.82	6,870		2.19	3,940	2.19	3,940		0.52	810	0.52	810		0	0	
93500	4350	Utility Labor	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
93700	4352	Utility Employee Benefits	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
93800	4390.10	Other Utility Expenses	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
93000		**Total Utility Expenses**	**17.11**	**88,100**	**17.11**	**88,100**	**0**	**22.09**	**39,760**	**22.09**	**39,760**	**0**	**19.88**	**35,790**	**19.88**	**35,790**	**0**	**5.81**	**9,060**	**5.81**	**9,060**	**0**	**3,490**	**3,490**	**0**

Prepared by:
Lindsey and Company, Inc

The Vicksburg Housing Authority					Eligible Units	Eligible Unit Months				Eligible Units	Eligible Unit Months				Units Available for Lease	Unit Months Available				Units Available for Lease	Unit Months Available				
				Grand Total	429	5,148	Total CFP	Total AMP1		150	1800		Total AMP2		150	1800		Total AMP3		130	1560		Total COCC		
FDS Line Numbers	Acc't No.	Account Description	2009 Total PH &CFP PUM	Total Public Housing & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total PUM	Total AMP1 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP2 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP3 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total COCC & CFP Grants Dollars	2009 Budget Dollars	CFP Budget Dollars
		Ordinary Maintenance & Operations																							
94100	4410	Ordinary Maintenance and Operations - Labor	36.91	190,000	36.91	190,000	0	38.15	68670	38.15	68,670	0	38.15	68,670	38.15	68,670	0	32.80	51170	32.80	51,170	0	1500	1,500	0
94200	4420	Ordinary Maintenance and Operations - Materials	67.99	350,000	67.99	350,000	0	69.18	124530	69.18	124,530		69.18	124,530	69.18	124,530		63.20	98595	63.20	98,595		2345	2,345	
94300-010	4431	Garbage and Trash	0.58	3,000	0.58	3,000	0	0.58	1050	0.58	1,050		0.58	1,050	0.58	1,050		0.58	900	0.58	900		0	0	
94300-020	4430.17	Heating and Cooling	4.08	21,000	4.08	21,000	0	2.68	4830	2.68	4,830		4.08	7,350	4.08	7,350		5.65	8820	5.65	8,820		0	0	
94300-030	4430.18	Snow Removal	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
94300-040	4430.02	Elevator Maintenance & Monitoring	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
94300-050	4430.19	Landscape and Grounds	7.77	40,000	7.77	40,000	0	8.06	14500	8.06	14,500		8.06	14,500	8.06	14,500		7.05	11000	7.05	11,000		0	0	
94300-060	4430.20	Unit Turnaround	10.06	51,800	10.06	51,800	0	16.11	29000	16.11	29,000		16.11	29,000	16.11	29,000		(3.97)	-6200	(3.97)	(6,200)		0	0	
94300-070	4430.21	Electrical	0.97	5,000	0.97	5,000	0	1.03	1850	1.03	1,850		1.03	1,850	1.03	1,850		0.83	1300	0.83	1,300		0	0	
94300-080	4430.22	Plumbing	3.50	18,000	3.50	18,000	0	3.50	6300	3.50	6,300		3.50	6,300	3.50	6,300		3.46	5400	3.46	5,400		0	0	
94300-090	4430.01	Extermination	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
94300-100	4430.23	Janitorial	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
94300-110	4430	Other Contracts	0.97	5,000	0.97	5,000	0	1.00	1800	1.00	1,800		1.00	1,800	1.00	1,800		0.90	1400	0.90	1,400		0	0	
94500	4433	Employee Benefit Contributions - Ordinary Maintenance	10.68	54,980	10.68	54,980	0	11.09	19960	11.09	19,960	0	11.09	19,960	11.09	19,960	0	9.47	14780	9.47	14,780	0	270	270	0
94500		**Total Ordinary Maintenance & Operations**	**143.51**	**738,780**	**143.51**	**738,780**	**0**	**151.38**	**272,490**	**151.38**	**272,490**	**0**	**152.78**	**275,010**	**152.78**	**275,010**	**0**	**119.98**	**187,165**	**119.98**	**187,165**	**0**	**4,115**	**4,115**	**0**
		Protective Services																							
95100	4460	Protective Services - Labor	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
95200	4480	Protective Services - Other Contract Costs	0.58	3,000	0.58	3,000	0	0.56	1000	0.56	1,000		0.56	1,000	0.56	1,000		0.64	1000	0.64	1,000		0	0	
95300	4480.1	Protective Services - Other	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
95500	4482	Protective Services - Employee Benefits	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0	0	0
95000		**Total Protective Services**	**0.58**	**3,000**	**0.58**	**3,000**	**0**	**0.56**	**1,000**	**0.56**	**1,000**	**0**	**0.56**	**1,000**	**0.56**	**1,000**	**0**	**0.64**	**1,000**	**0.64**	**1,000**	**0**	**0**	**0**	**0**
		Insurance Expense																							
96110	4510.01	Property Insurance	14.76	76,000	14.76	76,000	0	14.78	26600	14.78	26,600		14.78	26,600	14.78	26,600		14.62	22800	14.62	22,800		0	0	
96120	4510.02	Liability Insurance	4.86	25,000	4.86	25,000	0	4.86	8750	4.86	8,750		4.86	8,750	4.86	8,750		4.81	7500	4.81	7,500		0	0	
96130	4510.04	Workers Compensation	4.08	21,000	4.08	21,000	0	3.56	6400	3.56	6,400		3.62	6,510	3.62	6,510		3.49	5450	3.49	5,450		2640	2,640	
96140	4510	All Other Insurance	3.24	16,700	3.24	16,700	0	1.81	3250	1.81	3,250		1.81	3,250	1.81	3,250		2.08	3250	2.08	3,250		6950	6,950	
96100		**Total Insurance Premium**	**26.94**	**138,700**	**26.94**	**138,700**	**0**	**25.00**	**45,000**	**25.00**	**45,000**	**0**	**25.06**	**45,110**	**25.06**	**45,110**	**0**	**25.00**	**39,000**	**25.00**	**39,000**	**0**	**9,590**	**9,590**	**0**
		Other General Expense																							
96200	4590	Other General Expense	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96200	4590.1	Special General Expense	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96210	4120	Compensated Absenses	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96300	4520	Payments in Lieu of Taxes	16.66	85,787	16.66	85,787		17.48	31464	17.48	31,464		13.76	24,759	13.76	24,759		18.95	29564	18.95	29,564		0	0	
96400	4570	Bad Debt - Tenant Rents	6.22	32,000	6.22	32,000		6.25	11250	6.25	11,250		6.25	11,250	6.25	11,250		6.09	9500	6.09	9,500		0	0	
96500	4570.1	Bad Debt - Mortgages	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96600	4570.2	Bad Debts - Other	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96800	4530	Severence Expense	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96000		**Total Other General Expense**	**22.88**	**117,787**	**22.88**	**117,787**	**0**	**23.73**	**42,714**	**23.73**	**42,714**	**0**	**20.01**	**36,009**	**20.01**	**36,009**	**0**	**25.04**	**39,064**	**25.04**	**39,064**	**0**	**0**	**0**	**0**
		Interest Expense and Amoritzation Cost																							
96710	4920	Interest on Mortgage or Bonds	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96720	4580	Interest on Notes Payable (Long & Short Term)	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96810	4920.01	Amortization of Debt Issue Costs	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
96700		**Total Intest Expense and Amortization Cost**	**0.00**	**0**	**0.00**	**0**	**0**	**0.00**	**0**	**0.00**	**0**	**0**	**0.00**	**0**	**0.00**	**0**	**0**	**0.00**	**0**	**0.00**	**0**	**0**	**0**	**0**	**0**
96900		**Total Operating Expeditures**	**421.62**	**2,170,484**	**407.98**	**2,100,269**	**70,215**	**382.25**	**688,045**	**368.59**	**663,470**	**24,575**	**353.76**	**636,763**	**340.10**	**612,188**	**24,575**	**354.93**	**553,694**	**341.43**	**532,629**	**21,065**	**291,985**	**291,985**	**0**
97000		**Cash Flow from Operations**	**41.89**	**215,655**	**14.61**	**75,225**	**140,430**	**17.33**	**31,201**	**5.09**	**9,152**	**22,050**	**15.53**	**27,964**	**(15.57)**	**(28,036)**	**56,000**	**40.95**	**63,882**	**0.96**	**1,502**	**62,380**	**92,605**	**92,605**	**0**

The Vicksburg Housing Authority					Eligible Units	Eligible Unit Months				Eligible Units	Eligible Unit Months				Units Available for Lease	Unit Months Available				Units Available for Lease	Unit Months Available				
				Grand Total	429	5,148	Total CFP	Total AMP1		150	1800		Total AMP2		150	1800		Total AMP3		130	1560		Total COCC		
FDS Line Numbers	Acc't No.	Account Description	2009 Total PH &CFP PUM	Total Public Housing & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total PUM	Total AMP1 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP2 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars		Total AMP3 PH & CFP Grants Dollars	2009 Budget PUM	2009 Budget Dollars	CFP Budget Dollars	Total COCC & CFP Grants Dollars	2009 Budget Dollars	CFP Budget Dollars
		Other Financial Items-Sources & (Uses)																							
10010	3691	Operating Transfers In	27.28	140,430	27.28	140,430		12.25	22050	12.25	22,050	0	31.11	56,000	31.11	56,000	0	39.99	62380	39.99	62,380		0	0	
10020		Operating Transfers Out	(27.28)	(140,430)	0.00		(140,430)	(12.25)	-22050	0.00	0	(22,050)	(31.11)	(56,000)	0.00	0	(56,000)	(39.99)	(62,380)	0.00	0	(62,380)	0	0	
10091		Inter AMP Excess Cash Transfers In	0.00	0	0.00			0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
10092		Inter AMP Excess Cash Transfer Out	0.00	0	0.00			0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
10093		Transfers from Program to AMP	0.00	0	0.00			0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
10094		Tranfers from AMP to Program	0.00	0	0.00			0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
70610		HUD Grants-Capital Contributions	0.00	0			0	0.00	0			0	0.00	0			0	0.00	0			0	0		0
97500		Capital outlays CFP	0.00	0			0	0.00	0			0	0.00	0			0	0.00	0			0	0		0
97800		Debt Service Payment (Principal & Interest)	0.00	0	0.00	0	0	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
97100	4610	Extraordinary Maintenance	(3.96)	(20,410)	(3.96)	(20,410)	0	(4.43)	-7970	(4.43)	(7,970)	0	(3.98)	(7,170)	(3.98)	(7,170)	0	(3.38)	-5270	(3.38)	(5,270)	0	0	0	0
97200	4620	Casualty Losses - (Non-Capitalized)	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
	7520	Replacement of Equipment (Capitalized)	(3.61)	(18,600)	(3.61)	(18,600)		(3.44)	-6200	(3.44)	(6,200)		(3.44)	(6,200)	(3.44)	(6,200)		(3.97)	-6200	(3.97)	(6,200)		0	0	
	7540	Property Betterments and Additions (Capitalized)	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
	7560	Casualty Losses - (Capitalized)	0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0.00	0	0.00	0		0	0	
		Cash Flow of Other Financial Items	(7.68)	(39,010)	19.70	101,420	(140,430)	(7.87)	(14,170)	4.38	7,880	(22,050)	(7.43)	(13,370)	23.68	42,630	(56,000)	(7.35)	(11,470)	32.63	50,910	(62,380)	0	0	0
1000		**Net Cash Flow**	34.31	176,645	34.31	176,645	0	9.46	17,031	9.47	17,032	0	8.10	14,594	8.11	14,594	0	33.60	52,412	33.59	52,412	0	92,605	92,605	0

Prepared by:
Lindsey and Company, Inc

Operating Budget Summary
(8/2007)

The Vicksburg Housing Authority
Provision for Estimated or Actual Expendable Fund Balance
Budget Certification

MS086

Calculation of Estimated Fund Balance and Number of Months Fund Balance for for the Period Ending 9/30/2009	Expendable Fund Balance at End of Prior Year:	9/30/2007	☑ Audited	☐ Un-Audited		85,410
	Increase/Decrease to Expendable Fund Balance	9/30/2008	☑ Estimated	☐ Actual		(85,675)
	Estimated/Actual Expendable Fund Balance FYE	9/30/2008	☑ Estimated	☐ Audited	☐ Un-Audited	(265)
	Estimated Increase/Decrease to EFB			9/30/2009		176,645
	Estimated Expendable Fund Balance Request Budget Year			9/30/2009		176,380
	Estimated Operating Expense for Request Budget Year			9/30/2009		2,100,269
	Estimated Average Monthly Expense for Request Budget Year			9/30/2009		175,022
	Estimated Number of Months Expendable Fund Balance Request Year			9/30/2009		1.01

Comments:

PHA Approval

Name James E. Stirgus

Title Executive Director

Signature _____ Date _____

If Requested or Required Field Office Approval

Name _____

Title _____

Signature Date

The Vicksburg Housing Authority
Public Housing Budget Other Income Detail Summary
October 1, 2008 through September 30, 2009

MS086

Description		Dollars	Remarks	AMP 1	AMP 2	AMP3	COCC
Estimated Rent		942,488					
Estimated Loss or Gain for Changes		0					
Total Estimated Rent		$942,488	See Operating Budget Summary for Distribution between AMPs.				
Gross Potential Rent		$991,625	Total from each AMP based on estimated unit months leased and unit months available.				
Excess Utilities							
☐ Water ☐ Electric ☐ Gas ☐ Other ☑ None		$0	See Operating Budget Summary for AMP Distribution				
Other Tenant Revenue							
Late Fees		48000		17136	15600	15264	
Tenant Damages		48000		17136	15600	15264	
Cable TV Reimbursements		0		0	0	0	
Employee Rent		0		0	0	0	
Police Rent		0		0	0	0	
Mowing Fee		0		0	0	0	
Other Tenant Revenue		0		0	0	0	
Other Tenant Revenue		0		0	0	0	
Other Tenant Revenue		0		0	0	0	
Total Other Tenant Revenue		$96,000		34272	31200	30528	
Operating Subsidy Estimate							
Potential Subsidy	2008	$222,739	Figured with all units leased by eligible families 12 months.				
Actual Calculated 100%	2008	$215,463	Estimated Subsidy Loss due to Vacancy by subtracting Actual 100% from Potential				
Unfunded for Pro-Ration	2008	$23,787	Estimated Unfunded 11.04%				
Months of CY in Request FY	3						
Estimated Subsidy from CY 2008		$191,676	See Operating Budget Summary for Distribution between AMPS				
Estimate Pro-Ration	2008	88.96%					
Estimate Pro-Ration	2009	82.00%					
Potential Subsidy	2009	$704,072	Estimated based on previous year info and inflation.				
Estimate with vacancies	2009	$682,245	Estimated based on previous year info and inflation.				
Unfunded for Pro-Ration	2009	$122,804	Estimated Unfunded 18.00%				
Months of CY in Request FY	9						
Estimated Subsidy from CY 2009		$559,441	See Operating Budget Summary for Distribution between AMPS				
Capital Fund 1406		This will show up on Other Financial Items - Sources & Uses					
2008 CFP		140430		22050	56000	62380	
CFP Grant		0		0	0	0	
CFP Grant		0		0	0	0	
Total CFP for use in Budget Year		$140,430		$22,050	$56,000	$62,380	
Management Fee - COCC		296180					
Asset Management Fee - COCC		51600					
Bookkeeping Fee - COCC		36810					
Other Government Grants							
Other Grant		0		0	0	0	
Other Grant		0		0	0	0	
Total other Government Grants		$0		$0	$0	$0	
Estimated Interest		1299	Current Trend				
Proceeds assets held		$0					
Cost of sale of Assets		$0					
Fraud Recovery		$0					
Other Non Tenant Revenue				AMP 1	AMP 2	AMP3	COCC
Laundry		0		0	0	0	0
Vending		0		0	0	0	0
Other		0		0	0	0	0
Other		0		0	0	0	0
Total Other Non-Tenant Revenue		$0		$0	$0	$0	$0
Non-Dwelling Revenue							
Community Center		0		0	0	0	0
Other		0		0	0	0	0
Other		0		0	0	0	0
Total Non-Dwelling Revenue		$0		$0	$0	$0	$0
Gain/Loss on Sale of Fixed Assets		$0					
Investment Income - Restricted		$0					

Prepared by:
Lindsey and Company, Inc.

Income Detail
(8/2007)

The Vicksburg Housing Authority

Schedule of Positions and Salaries

October 1, 2008 through September 30, 2009

	Current	Proposed	Total Public Housing		AMP1		AMP2		AMP3		COCC		CFP	
	Salary for	Salary for	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars
Positions	2008	2009	Of Total		Of PH		Of PH		Of PH		OF PH		Of Total	
Administrative														
	100%	100%												
Executive Director	70000	72,000	100.00%	72,000	0.00%	0	0.00%	0	0.00%	0	100.00%	72,000	0.00%	0
Administrative Assistant	45002	46,000	100.00%	46,000	0.00%	0	0.00%	0	0.00%	0	100.00%	46,000	0.00%	0
Account/Clerk/Secretary	40027	43,000	100.00%	43,000	25.00%	10,750	25.00%	10,750	25.00%	10,750	25.00%	10,750	0.00%	0
Housing Occupancy/AMP1	40027	44,000	100.00%	44,000	100.00%	44,000	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Housing Occupancy/AMP2	44014	45,000	100.00%	45,000	0.00%	0	100.00%	45,000	0.00%	0	0.00%	0	0.00%	0
Housing Occupancy/AMP3	38000	43,000	100.00%	43,000	0.00%	0	0.00%	0	100.00%	43,000	0.00%	0	0.00%	0
Inventory/Procurement/Clerk	33000	35,000	100.00%	35,000	100.00%	35,000	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Maintenance Supervisor	48000	49,001	100.00%	49,001	0.00%	0	0.00%	0	0.00%	0	100.00%	49,001	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Administrative Salaries		**377,001**	**100.00%**	**377,001**	**23.81%**	**89,750**	**14.79%**	**55,750**	**14.26%**	**53,750**	**47.15%**	**177,751**	**0.00%**	**0**
Maintenance														
Physical/Blant/Inspector	33000	35,000	100.00%	35,000	50.00%	17,500	50.00%	17,500	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	33000	35,000	100.00%	35,000	100.00%	35,000	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	33000	35,000	100.00%	35,000	0.00%	0	100.00%	35,000	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	33000	35,000	100.00%	35,000	0.00%	0	0.00%	0	100.00%	35,000	0.00%	0	0.00%	0
Lead Landscape Specialist	33000	35,000	100.00%	35,000	33.333%	11,667	33.333%	11,667	33.334%	11,667	0.00%	0	0.00%	0
Hositality Specialist	14000	15,000	100.00%	15,000	30.00%	4,500	30.00%	4,500	30.00%	4,500	10.00%	1,500	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Maintenance Salaries		**190,000**	**100.00%**	**190,000**	**36.14%**	**68,667**	**36.14%**	**68,667**	**26.93%**	**51,167**	**0.79%**	**1,500**	**0.00%**	**0**

Prepared by:
Lindsey and Company, Inc.

Salary Schedule
(8/2007)

The Vicksburg Housing Authority

Schedule of Positions and Salaries

October 1, 2008 through September 30, 2009

	Current	Proposed	Total Public Housing		AMP1		AMP2		AMP3		COCC		CFP	
	Salary for	Salary for	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars
Positions	2008	2009	Of Total		Of PH		Of PH		Of PH		OF PH		Of Total	
Tenant Services														
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Tenant Service Salaries		**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**
Protective Services														
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Protective Service Salaries		**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**
Grand Total of All Salaries		**567,001**	**100.00%**	**567,001**	**27.94%**	**158,417**	**21.94%**	**124,417**	**18.50%**	**104,917**	**31.61%**	**179,251**	**0.00%**	**0**

The Vicksburg Housing Authority

Schedule of Employee Benefits

October 1, 2008 through September 30, 2009

		Maximum for FICA		$94,200													
		FICA Rate		7.65%	Proposed	Total Public Housing		AMP1		AMP2		AMP3		COCC		CFP	
					Total Benefits	%	Dollars			%	Dollars						
Positions	**Do not Includ Employee Portions**				2009												
	Health/Dental	Retirement	Unemployment	FICA													
Administrative	Life																
Executive Director	4436.36	7269.12	140.00	5508.00	17,353.48	100.00%	17,353	0.00%	0	0.00%	0	0.00%	0	100.00%	17,353	0.00%	0
Administrative Assistant	4270.16	4570.80	140.00	3519.00	12,499.96	100.00%	12,500	0.00%	0	0.00%	0	0.00%	0	100.00%	12,500	0.00%	0
Account/Clerk/Secretary	4270.16	4156.56	140.00	3289.50	11,856.22	100.00%	11,856	25.00%	2,964	25.00%	2,964	25.00%	2,964	25.00%	2,964	0.00%	0
Housing Occupancy/AMP1	4194.56	3634.56	140.00	3366.00	11,335.12	100.00%	11,335	100.00%	11,335	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Housing Occupancy/AMP2	4270.16	4673.56	140.00	3442.50	12,526.22	100.00%	12,526	0.00%	0	100.00%	12,526	0.00%	0	0.00%	0	0.00%	0
Housing Occupancy/AMP3	4270.16	4156.56	140.00	3289.50	11,856.22	100.00%	11,856	0.00%	0	0.00%	0	100.00%	11,856	0.00%	0	0.00%	0
Inventory/Procurement/Clerk	4226.56	3426.96	140.00	2677.50	10,471.02	100.00%	10,471	100.00%	10,471	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Maintenance Supervisor	4214.96	4984.56	140.00	3748.58	13,088.10	100.00%	13,088	0.00%	0	0.00%	0	0.00%	0	100.00%	13,088	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Administative Benefits	34,153.08	36,872.68	1,120.00	**28,840.58**	**100,986.34**	**100.00%**	**100,986**	**24.53%**	**24,770**	**15.34%**	**15,490**	**14.68%**	**14,820**	**45.46%**	**45,906**	**0.00%**	**0**
Maintenance																	
Physical/Blant/Inspector	4200.56	3426.96	140.00	2677.50	10,445.02	100.00%	10,445	50.00%	5,223	50.00%	5,223	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	4194.56	3426.96	140.00	2677.50	10,439.02	100.00%	10,439	100.00%	10,439	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	4194.56	3426.96	140.00	2677.50	10,439.02	100.00%	10,439	0.00%	0	100.00%	10,439	0.00%	0	0.00%	0	0.00%	0
Preventive Maintenance Specialist	4236.56	3426.96	140.00	2677.50	10,481.02	100.00%	10,481	0.00%	0	0.00%	0	100.00%	10,481	0.00%	0	0.00%	0
Lead Landscape Specialist	4194.56	3426.96	140.00	2677.50	10,439.02	100.00%	10,439	33.33%	3,480	33.33%	3,480	33.33%	3,480	0.00%	0	0.00%	0
Hositality Specialist		1453.92	140.00	1147.50	2,741.42	100.00%	2,741	30.00%	822	30.00%	822	30.00%	822	10.00%	274	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0.00	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Maintenance Benefits	21,020.80	18,588.72	840.00	**14,535.00**	**54,984.52**	**100.00%**	**54,985**	**36.31%**	**19,964**	**36.31%**	**19,964**	**26.89%**	**14,783**	**0.50%**	**274**	**0.00%**	**0**

The Vicksburg Housing Authority
Schedule of Employee Benefits
October 1, 2008 through September 30, 2009

		Maximum for FICA		$94,200														
		FICA Rate		7.65%	Proposed	Total Public Housing		AMP1		AMP2		AMP3		COCC		CFP	
					Total Benefits	%	Dollars			%	Dollars							
Positions	**Do not Includ Employee Portions**				2009													
	Health/Dental	Retirement	Unemployment	FICA														
Tenant Services																		
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Tenant Service Benefits	0.00	0.00	0.00	**0.00**	**0.00**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**	**#DIV/0!**	**0**
Protective Services																	
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
				0.00	0	100.00%	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Protective Services	0.00	0.00	0.00	**0.00**	**0.00**	**#DIV/0!**	**0.00**	**#DIV/0!**	**0.00**	**#DIV/0!**	**0.00**	**#DIV/0!**	**0.00**	**#DIV/0!**	**0.00**	**#DIV/0!**	**0.00**
Grand Toal Benefits	**55,173.88**	**55,461.40**	**1,960.00**	**43,375.58**	**155,970.86**	**100.00%**	**155,971**	**28.68%**	**44,734**	**22.73%**	**35,454**	18.98%	**29,603**	29.61%	**46,180**	0.00%	**0**

The Vicksburg Housing Authority
Schedule of Administration Expense
Other than Salaries and Benefits
October 1, 2008 through September 30, 2009

	FDS Line #	Description	PH Account #	Total	Total PH	MS086000001	MS086000002	MS086000003	MS086 COCC	CFP
1.	91200	Auditing	4171	5500	5500	1750	1750	1500	500	0
2.	91900	Outside Management Fees	4190.20	0	0	0	0	0	0	0
3.	91900	Staff Training	4140	0	0	0	0	0	0	0
4.	91800	Travel:	4150							
		Trips to Conventions and Meetings		17000	17000	2000	2000	2000	11000	0
		Local & Other Outside Area Non-Taxable		3000	3000	0	0	0	3000	0
		Taxable Auto Allowance		0	0	0	0	0	0	0
		Total Travel		20000	20000	2000	2000	2000	14000	0
5.	91900	Office Rent	4180	2400	2400	0	0	0	2400	0
6.	91900	Publications	4190.11	3000	3000	750	750	750	750	0
7.	91900	Membership and Dues	4190.12	2000	2000	0	0	0	2000	0
8.	91900	Telephone	4190.13	12000	12000	3000	3000	3000	3000	0
9.	91900	Collection Agent Fees	4190.15	5000	5000	1250	2500	1250	0	0
10.	91900	Administrative Service Contracts	4190.19	101270	101270	14400	12720	70320	3830	0
11.	91900	Forms, Stationary and Office Supplies	4190.17	10100	10100	2500	2500	3600	1500	0
12.	91900	Other Operating - Administrative	4190.18	16820	16820	4900	4710	4710	2500	0
13.	91400	Advertising & Marketing	4190.08	2000	2000	0	0	0	2000	0
14.	91600	Fee for Servicce CFP	1410	70215	0	0	0	0	0	70215
15.	91700	Legal Expense	4130	14000	14000	1400	1400	1400	9800	0
16.	91900	Outside Accounting Service	4170	8850	8850	0	0	0	8850	0
17.	91300	Management Fee Expense - AMP	4190.21	225965	225965	79005	79557	67403	0	0
18.	91300	Bookeeping Fee - AMP	4170.30	36810	36810	12870	12960	10980	0	0
19.	92000	Asset Managment Fee - AMP	4190.22	51600	51600	18000	18000	15600	0	0
		Total		587530	517315	141825	141847	182513	51130	70215

Remarks for Administrative Expense:

Line10. Includes Computer Support, Software Licence Fees, Internet Access, Copier Lease.

Line 12. Includes Postage, Shipping, Budget Preparation, Operating Fund Preparation and other miscellaneous charges.

Line 4. Travel Summary: Spring/Fall meetings 5 comm, 1 staff 8 days $7,000. Area meetings, maintenance workshops 6 staff 12 days $3,000. Commissionres Meetings 1 commissioner 4 days $2,000. Other $5,000.

The Vicksburg Housing Authority
131 Elizabeth Circle
Vicksburg, MS 39183

October 1, 2008 through September 30, 2009

The Vicksburg Housing Authority — Detailed Summary of Budget Data and Justification — 9/30/2009

Remarks:

Tenant Services:

Relocation Cost			$0					
		Total Account 4231	$0					
Recreation Publication & Other								
Supplies			$9,500		$3,167	$3,167	$3,166	
Publications			$0		$0	$0	$0	
Contract			$0		$0	$0	$0	
		Total Account 4220	**$9,500**		**$3,167**	**$3,167**	**$3,166**	
Tenant Service Contracts								
Contract			$0		$0	$0	$0	
Contract			$0		$0	$0	$0	
Training			$0		$0	$0	$0	
Training			$0		$0	$0	$0	
Mileage Reimbursements			$0		$0	$0	$0	
Taxable Auto Allowance		P	$0	P	$0	$0	$0	
		Total Account 4230	**$0**		**$0**	**$0**	**$0**	
Resident Participation					AMP1	AMP2	AMP3	
Resident Participation from	2008	2008	$2,274	3 months of CY in FY	$795	$801	$678	
Resident Participation from	2009	2008	$6,822	9 months of CY in FY	$2,199	$2,214	$1,876	
		Total Account 4220.10	$9,096	Used latest Subsidy Pro-Ration Estimate	$2,994	$3,015	$2,554	
Tenant Service Other		92400	$0					
		Total Account 4231	$0					

Utilities:

Detail is entered on Budget Summary and based on current trend with expected inflation.

Ordinary Maintenance and Operation:

See Operating Budget Summary for Distribution between AMPS

Materials			$350,000					
		Total Account 4420	$350,000					
Maintenance Contract Costs								
Garbage and Trash Removal			$3,000					
Heating and Cooling			$21,000					
Snow Removal			$0					
Elevator Maintenance & Monitoring			$0					
Landscape and Grounds			$40,000					
Unit Turnaround			$51,800					
Electrical			$5,000					
Plumbing			$18,000					
Extermination			$0					
Janitorial			$0					
All of the above have seperate line and account numbers			$138,800					
Below are all part of Other Maintenance Contracts					AMP 1	AMP 2	AMP3	COCC
Other			$5,000		$1,800	$1,800	$1,400	$0
Other			$0		$0	$0	$0	$0
Other			$0		$0	$0	$0	$0
Other			$0		$0	$0	$0	$0
Reimbursed Mileage			$0		$0	$0	$0	$0
Taxable Auto Allowance		P	$0	P	$0	$0	$0	$0
		Total Other Maint Contracts 4430	**$5,000**		**$1,800**	**$1,800**	**$1,400**	**$0**
		Total Maintenance Contract Costs	**$143,800**					

			Remarks:				
Protective Services:							
Protective Service Contracts							
Protective Svc Contract		3,000		1,000	1,000	$1,000	$0
Extinguisher Inspection		0		0	0	$0	$0
Security Service		0		0	0	$0	$0
Reimbursed Mileage		0		0	0	$0	$0
Taxable Auto Allowance	P	0	P	0	0	$0	$0
Total Prot Svc Contracts 4480		**3,000**		**1,000**	**1,000**	**1,000**	**0**
Materials		0		0	0	$0	$0
Other		0		0	0	$0	$0
Total Prot Svc Other 4483		0		0	0	0	0
Insurance Expense							
Insurance Premiums that are not Employee Benefits							
Property/Fire & Extended		76,000					
Liability		25,000					
Workers Compensation		21,000					
All the above have seperate lines		**122,000**					
Below are Part of Other Insurance Expense							
Fidelity		0		0	0	0	$0
Auto		13,000		3,250	3,250	3,250	$3,250
Public Officials Liab		3,700		0	0	0	$3,700
Mold, Fungi or Bacteria		0		0	0	0	$0
Pesticide		0		0	0	0	$0
Employment Practice (Defense)		0		0	0	0	$0
Total Other Insurance		**16,700**		**3,250**	**3,250**	**3,250**	**6,950**
Total Insurance Expense		**138,700**					
Other General Expense							
General Expense		0					
Special General Expense	4590.1	0	Tenants Reimburse ■Yes □No				
Compensated Absences		0					
Payment in Lieu of Taxes		85,787		31464	24759	29564	
Bad Debt - Tenant Rents		32,000					
Bad Debt - Mortgages		0					
Bad Debt Other		0					
Severance Expense		0					
Interest Expense and Amoritzation Cost							
Interest on Mortgage or Bonds Expense		0					
Interest on Notes Payable		0					
Amortization of Debt Issue Cost		0					