

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: <u>The Housing Authority of the City of Meridian</u> PHA Code: <u>MS004</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>												
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1215</u> Number of HCV units: <u>187</u>												
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>Provide affordable, decent, safe and sanitary housing with reasonable accommodations for eligible citizens of Meridian, Mississippi and programs that promote self-sufficiency, empowerment, and respect.</b>												
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Attachment MS004a01 describes progress on goals and objectives listed in MHA's previous 5-Year Plan.												

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> <li>1. <b>1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures – Revised Application Process as follows:</b></li> </ol> <p>Application process will involve two phases. (1) A pre-app phase, resulting in the family's placement on the waiting list. The pre-application will be dated, time stamped and referred the MHA's eligibility office where it will be maintained until it is needed for processing. (2) The next phase is the final determination of eligibility, also referred to as the full application. The full application takes place when the family reached to top of the waiting list. At this time MHA will ensure the verification of all HUD's and MHA's eligibility factors that are current in order to determine the eligibility for housing.</p> <p>Waiting list revisions:</p> <p>The waiting list will be purged not more than one time each year, unless otherwise determined by the occupancy manager. This will be done by mailing to either all the applicants on the waiting list or to a group of applicants by bedroom size, which will ask for confirmation of their continued interest in remaining on the waiting list.</p> <ol style="list-style-type: none"> <li>2. <b>Financial Resources – See attachment MS004b01</b></li> <li>4. <b>Operation And Management – Attachment MS004g01 – Draft policy “Use of Chemical Agent for Employees.”</b></li> </ol> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. MHA's Agency Plan is available at the Central Office of the Meridian Housing Authority, 2425 E Street, Meridian, MS 39302 and at each of MHA's Asset Management Projects.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b></p> <ol style="list-style-type: none"> <li>1. MHA was awarded an \$8,526,576 Capital Fund Recovery Competitive Grant in 2009 for rehabilitation of the Frank Berry Courts development. Attachment MS004c01 includes an overview of the project, budget, sources and uses.</li> <li>2. The Primary goal of MHA's Public Housing Self-Sufficiency and Housing Choice Voucher Family Self-Sufficiency program is to provide opportunities for public housing residents and housing choice voucher residents to achieve economic independence, self-sufficiency and homeownership. The Public Housing FSS program has successfully enrolled 29 public housing residents into the program with several more waiting to be accepted in the program. The PH FSS program continues to be one of our most successful programs to date with being awarded the national NAHRO Merit Award for the program achievements. The PH FSS program has 3 successful graduates since the new contract period in which all 3 are now new homeowners. The HCV FSS program is continuing its success with 27 participants of the program in which it has 4 successful graduates since the new contract period with 3 of those graduates becoming new homeowners. The PH FSS and HCV FSS program provides much needed services such as childcare referrals, job training classes, computer classes, educational training referrals, and homeownership counseling through the partnership that MHA has developed with other community agencies, such as Meridian Community College, WIN Job Center, MCCSA, and DHS.</li> <li>3. MHA has submitted an application for Choice Neighborhoods Initiative Planning Grant. If awarded MHA will develop a plan and build support necessary for the transformation and revitalization of George Reese Courts and perhaps Highway Village Apartments.</li> <li>4. MHA will continue to develop plans to convert vacant lots to single dwelling opportunities.</li> </ol>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachment MS004d01</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attachment MS004e01</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.      See attachment MS004f01</p>

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The size of our public housing waiting list indicates a critical need for quality affordable housing in the jurisdiction served by Meridian Housing Authority. The waiting list averages 300 applicants with at least 44% being families requiring units with 1bedroom. An average of 140 applicants have been housed since the beginning of the fiscal year, with 69% being below the 30% of median income. In an effort to provide more affordable housing, we plan to renew the discussion with HUD-Jackson to convert the Queen City units to ACC units, or public housing units. MHA currently has available enough ACC units from previous demolitions to bring in all of the Queen City units and complete the proposed RHF plan to build 10 homes. This would add 15 one bedroom units, 70 two bedroom units and 2 four bedroom units.</p> <p>The housing availability for single family units on our Section 8 program is limited due to the fact that most housing for this group is 30 years or older. The trend for new construction leans more to larger family units. MHA will also explore the possibility of project based vouchers at the privately owned Queen City properties.</p>
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <ol style="list-style-type: none"> <li>1. Employ effective maintenance and management policies to minimize the number of public housing units off-line</li> <li>2. Reduce turnover time for vacated public housing units</li> <li>3. Reduce time to renovate public housing units</li> <li>4. Seek replacement of public housing units lost to the inventory through mixed finance development</li> <li>5. Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources</li> <li>6. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction</li> <li>7. Undertake measure to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.</li> <li>8. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration</li> <li>9. Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program</li> <li>10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies</li> <li>11. Apply for additional section 8 vouchers should they become available</li> <li>12. Leverage affordable housing resources in the community through the creation of mixed-finance housing</li> <li>13. Pursue housing resources other than public housing or Section 8 tenant-based assistance</li> <li>14. Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing</li> <li>15. Exceed HUD federal targeting requirements for families at or below 0% of AMI in tenant-based section 8 assistance</li> <li>16. Employ admissions preferences aimed at families with economic hardships</li> <li>17. Adopt rent policies to support and encourage work</li> <li>18. Employ admissions preferences aimed at families who are working</li> <li>19. Adhere to marketing strategies developed in MHA's Income Mix and De-concentration Policy</li> </ol>
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10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See attachment MS001a01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Housing Authority of the City of Meridian does recognize the need for public notification for items contained within the 5-year and annual plan. This Authority shall make proper notification for any substantial deviations from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with the U.S. Department of Housing and Urban Development requirements. Substantial deviation or significant amendment or modification shall mean those of the mission statement, goals and objectives, capital fund program or changes in significant expenditures, and changes in statutory requirement for administration of Public Housing requiring public comment or public hearing.</p>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

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

### **1.0 PHA Information**

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

### **2.0 Inventory**

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

### **3.0 Submission Type**

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

### **4.0 PHA Consortia**

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

### **5.0 Five-Year Plan**

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

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

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

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

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

### **PHA Plan Elements. (24 CFR 903.7)**

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

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

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

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

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

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

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

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

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

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

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

**8.2 Capital Fund Program Five-Year Action Plan**

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

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

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

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

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

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

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

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

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

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

## Progress Notes for MHA Agency Plan 2011

### Goals and Objectives over the next 5 years

#### 1. Expand the supply of assisted housing

##### Progress update:

- During the past fiscal year, MHA received 37 additional Housing Choice Vouchers. We anticipate an additional 24 vouchers this fiscal year due to a HUD multi-family foreclosure.
- Resident participants in the ESTEEM training program assisted MHA in reducing public housing vacancies. ESTEEM participants assisted the agency in the return of approximately 300 vacant units back to occupancy status.
- On August 5, 2011, MHA submitted a Choice Neighborhood Planning Grant to receive competitive HUD funding to demolish and revitalize 97 units of the distressed George Reese Court Housing Development. We will also apply for major funding to renovate/demolish/sell Highway Village.
- On January 12, 2011, MHA submitted its Replacement Housing Factor Plan to build 6 single family homes in an effort to create housing opportunities for public housing residents.

#### 2. Improve the quality of assisted housing

##### Progress Update:

- MHA was recognized for achieving a high performance status of 100% for its SEMAP program management as of FYE 2011.
- MHA property managers continue to conduct Quality Control Inspections each month on 10% of occupied units.
- MHA continues to develop plans to submit to HUD to place 87 Queen City Apartments under the ACC. Plans will also be submitted to HUD to also consider project based vouchering of the Queen City properties.

#### 3. Increase Assisted Housing Choices

##### Progress Update:

- Voucher mobility counseling is conducted by MHA staff in an "on-going" manner.
- One (1) outreach luncheon was conducted to inform potential HCV landlords of the opportunities provided by MHA's HCV program. Two outreach luncheons will be held in 2012.
- MHA increased the number of participants in its HCV program by 37 vouchers. 24 additional vouchers are anticipated this year.

- Social Services continues to maintain the number of families enrolled in the public housing/HCV homeownership program.
- Plans were submitted to HUD to create transitional housing units which will be used to encourage homeownership opportunities.
- MHA completed required documents and submitted date to HUD for the purpose of placing seven (7) MHA-owned houses under the ACC. Plan is currently being reviewed by HUD officials.

4. **Provide an improved living environment free from crime and discrimination**

**Progress Update:**

- MHA continues to offer “rental specials” such as one month rent-free options “to hard to rent” locations at Eastern and Western gardens in an effort to bring high income households into lower income communities.
- MHA has completed its security lighting initiatives at Mt. View Village, Mt. Barton and Eastern Gardens in an effort to provide safer neighborhoods. Western Gardens is the next major initiative.
- MHA continues to contract police liaison officers through the Meridian Police Department to ensure crime free environments throughout the Authority. Noticeable crime reduction in public housing noted.
- MHA continues to conduct on-going efforts to update its non-resident ban list to identify individuals who commit criminal acts on public housing properties. Over 250 violators are banned from public housing properties.

5. **Promote self-sufficiency and asset development of assisted households**

**Progress Update:**

- MHA increased the percentage of employed persons in assisted families through its Community and Supportive Services Department.
- MHA conducted a successful job fair for the Frank Berry revitalization effort which attracted approximately 400 local residents.
- MHA implemented its High School Endowment Trust program by providing a full four-year academic scholarship to a public housing resident. Two public housing residents are currently enrolled as endowment trust scholars.

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

**Progress Update:**

- MHA will continue to apply for ROSS grants to employ Resident Services Coordinators to oversee activities of the elderly population throughout its portfolio.

7. **Ensure equal opportunity and affirmatively further fair housing**

**Progress Update:**

- MHA employees attended workshops that concentrated on upholding fair housing laws and equal opportunity.

8. **Continue to enhance the marketability of MHA public housing communities**

**Progress Update:**

- MHA continues to conduct quarterly mass meetings with all full-time employees emphasizing the importance of good customer service.
- Agency-wide clean-up campaigns, lawn upkeep, landscaping projects, playground maintenance, modernization and evaluation are conducted on an “on-going” basis.

9. **Maintain resident safety and community perception of safety and security in all MHA communities**

**Progress Update:**

- MHA continues to conduct “on-going” efforts with Security Consultants and the Meridian Police Department to assess and monitor resident activities.
- MHA police liaison officers identified and removed over 125 criminal violators from MHA properties.
- MHA held quarterly meetings with Chief of Police and Security Consultant to identify trends in city-wide criminal activity.

10. **Expand the range and quality of housing choices available to participants in the MHA assisted programs**

**Progress Update:**

- MHA maintained an occupancy rate of 97%.
- MHA responded to routine work orders within 20 days.
- MHA addressed all emergency work orders within the HUD mandated 24-hour period.

11. **Ensure equal treatment of applicants, residents, HCV participants and vendors**

**Progress Update:**

- MHA continues to provide equal consideration for employment opportunities including any resident who met the job qualifications.
- MHA continues to enforce Section 3 requirements in hiring and contracting and bidding awards by providing contractors with a listing of qualified MHA residents.

12. **Ensure full compliance with all applicable standards and regulations including GAAP principles**

**Progress Update:**

- MHA's accounting department operated in a manner that income (including HUD subsidy) exceeded expenses during the past fiscal year.

13. **Enhance image of public housing in the Meridian Community**

**Progress Update:**

- MHA Executive Director currently serves on the local Community Foundation, Mainstreet Downtown Development and United Way Boards to promote and bolster MHA's image.
- MHA Executive Director conducted numerous media appearances promoting the positive impact that public housing initiatives have had on the City of Meridian
- MHA continues to appropriately distribute the monthly resident newsletter, *HOME-Life*, to 1215 public housing residents and over 65 community partners and public officials.
- On October 5, 2011, MHA held a community parade and grand re-opening of the revitalized Frank Berry Community which was covered by both local and national news media outlets.

**Other Goals:**

14. **Study, evaluate and recommend appropriate supply of affordable housing for low income and moderate income households and special needs population**

**Progress Update:**

- On going

15. **Identify and initiate services and programs that meet the immediate needs of all MHA residents**

**Progress Update:**

- On going

16. **Enhance relationship with government agencies and community partners**

**Progress Update:**

- On going

17. **Improve financial base; update MHA policies; implement cross-training of employees**

**Progress Update:**

On going

18. **Evaluate Queen City properties for the purpose of determining routine and extraordinary maintenance needs as well as the long-term financial viability of the properties in part or whole**

**Progress Update:**

- Plans are currently underway with assistance from Lloyd & Associates. MHA has procured the developmental services of the Michaels Development Company to complete viability options for the Queen City properties.

**Financial Resources:  
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2011 grants)</b>		
a) Public Housing Operating Fund	\$ 3,378,508.40	
b) Public Housing Capital Fund	\$ 1,531,716.00	
c) HOPE VI Revitalization	\$ -	
d) HOPE VI Demolition	\$ -	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 932,731.00	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 57,011.00	
g) Community Development Block Grant	\$ -	
h) HOME	\$ -	
<b>Other Federal Grants (list below)</b>		
RHF 11	\$ 120,735.00	Transistional Housing
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
ROSS FSS	\$ 57,011.00	Family Self Sufficiency Program
RHF 06	\$ 181,561.00	Transistional Housing
RHF 07	\$ 160,826.00	Transistional Housing
RHF 08	\$ 147,208.00	Transistional Housing
RHF 09	\$ 149,415.00	Transistional Housing
RHF 10	\$ 151,769.00	Transistional Housing
<b>3. Public Housing Dwelling Rental Income</b>	\$ 2,171,720.13	development expenses
<b>4. Other income (list below)</b>		
Excess Utilities	\$ 155,008.52	development expenses
Administrative Fees	\$ 136,882.47	administrative expenses
Misc charges	\$ 117,514.23	development expenses
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$ 9,449,616.75	

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

**MANAGEMENT'S DISCUSSION & ANALYSIS  
AND AUDITED FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2011**

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

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

**FOR THE FISCAL YEAR ENDED MARCH 31, 2011**



## INDEPENDENT AUDITOR'S REPORT

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

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

We have audited the accompanying financial statements of the Housing Authority of the City of Meridian as of and for the year ended March 31, 2011, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Meridian, as of March 31, 2011, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 27, 2011 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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

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

Rector & Reeder, P.C.  
Certified Public Accountants

Lawrenceville, Georgia  
October 27, 2011

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

**MANAGEMENT'S DISCUSSION & ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2011**

# HOUSING AUTHORITY OF THE CITY OF MERIDIAN

## MANAGEMENT'S DISCUSSION AND ANALYSIS March 31, 2011

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

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

### FINANCIAL HIGHLIGHTS

- The Authority's net assets increased by \$3,561,290 or 8.68% during 2011 due to an increase in operating funding. Since the Authority engages only in business-type activities, the increase is in the category of business-type net assets. Net Assets were \$44.61 million and \$41.05 million for FY 2011 and FY 2010 respectively.
- The business-type activity revenue decreased by \$1,629,030 or 10.73% during FY 2011. The primary reason for the decrease in revenue was due to a decrease in subsidy and other grant activity. Total revenue was \$13.56 million and \$15.19 million for FY 2011 and FY 2010 respectively.
- The total expenses of all Authority programs decreased by \$3,351,368 or 25.11%. Primary reasons for decreases in expense were attributable to decreased tenant services, utilities, and maintenance. Total expenses were \$9.99 million and \$13.35 million for FY 2011 and FY 2010 respectively.

## USING THIS ANNUAL REPORT

The following graphic outlining these changes is provided for your review:

**MD&A**  
~ Management's Discussion  
and Analysis ~

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

**Other Required Supplementary Information**  
~ Required Supplementary Information ~

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

## Authority-Wide Financial Statements

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

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

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

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

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

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

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

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

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

## Consolidated Financial Statements

Traditional users of governmental financial statements will find the consolidated Financial Statements presentation more familiar. The focus is now on a consolidated balance rather than the individual fund types or programs. The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

### The Authority's Programs

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

**Housing Choice Voucher** – The objective of this program is to provide housing for eligible low-income families through housing assistance payments to private landlords. The program is administered under an Annual Contributions Contract (ACC) with HUD.

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

**Queen City Apartments** – The Housing Authority purchased 87 privately owned apartments from HUD during the year ended March 31, 1988. All operations are separately accounted for and are independent with respect to the Housing Authority's Annual Contributions Contract.

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

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

## AUTHORITY-WIDE STATEMENT

### Statement of Net Assets

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

### Housing Authority of the City of Meridian Comparative Statement of Net Assets

TABLE I

Account Descriptions	2011	2010	Total Change	% Change
Current Assets	9,589,547	7,367,266	2,222,281	30.16%
Capital Assets	25,992,168	26,132,258	(140,090)	-0.54%
Noncurrent assets	17,646,180	15,922,949	1,723,231	10.82%
<b>Total Assets</b>	<b>53,227,895</b>	<b>49,422,473</b>	<b>3,805,422</b>	<b>7.70%</b>
Current Liabilities	1,543,029	967,563	575,466	59.48%
Noncurrent Liabilities	7,072,358	7,403,692	(331,334)	-4.48%
<b>Total Liabilities</b>	<b>8,615,387</b>	<b>8,371,255</b>	<b>244,132</b>	<b>2.92%</b>
Invested in Capital Assets				
Net of Related Debt	18,820,431	18,670,911	149,520	0.80%
Restricted Net Assets	20,208,530	17,297,961	2,910,569	16.83%
Unrestricted Net Assets	5,583,547	5,082,346	501,201	9.86%
<b>Total Net Assets</b>	<b>44,612,508</b>	<b>41,051,218</b>	<b>3,561,290</b>	<b>8.68%</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>53,227,895</b>	<b>49,422,473</b>	<b>3,805,422</b>	<b>7.70%</b>

### Major Factors Affecting the Statement of Net Assets

Current assets increased by \$2,222,281 or 30.16% due to net operating income, thus increasing the cash position of the Authority.

Capital assets decreased by \$140,090 or 0.54% due write off of assets and normal depreciation of assets, net of increases from the Capital Fund program.

Noncurrent assets increased by \$1,723,231 or 10.82% due the recording of additional Notes Receivables from activities related to HOPE VI and Stimulus Competitive Grant.

Current liabilities increased by \$575,466 due to increases in accounts payable vendors and increase in compensated absences short term.

Noncurrent liabilities decreased by \$331,334 due mainly to the payment of bond principal.

Net Assets increased by \$3,561,290 or 8.68% during FY 2011.

Table II presents details on the change in Net Assets.

**Housing Authority of the City of Meridian**  
**Change in Net Assets**  
**TABLE II**

Net Assets @ 3/31/2010	41,051,218
Net Income	<u>3,561,290</u>
Net Assets @ 3/31/2011	<u>44,612,508</u>

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

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

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

<u>Account Descriptions</u>	<u>2011</u>	<u>2010</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	2,552,098	2,655,323	(103,225)	-3.89%
Operating Subsidies	6,416,931	9,877,284	(3,460,353)	-35.03%
Capital Grants	2,741,932	2,014,744	727,188	36.09%
Other Government Grants	-	318,116	(318,116)	-100.00%
Interest Income	134,651	109,796	24,855	22.64%
Gain/(Loss) on disposition	(563,609)	(20,169)	(543,440)	2694.43%
Other Income	2,275,481	231,420	2,044,061	883.27%
<b>Total Revenue</b>	<b>13,557,484</b>	<b>15,186,514</b>	<b>(1,629,030)</b>	<b>-10.73%</b>
Administrative	2,018,460	1,999,451	19,009	0.95%
Tenant Services	384,773	1,369,032	(984,259)	-71.89%
Utilities	1,819,576	2,101,445	(281,869)	-13.41%
Maintenance	1,928,996	2,326,147	(397,151)	-17.07%
Insurance	265,173	279,967	(14,794)	-5.28%
General	425,359	478,384	(53,025)	-11.08%
Interest and Amort - Bonds	478,895	425,214	53,681	12.62%
Protective Services	81,630	135,944	(54,314)	-39.95%
Extraordinary Maintenance	-	1,415,353	(1,415,353)	-100.00%
Housing Assistance Payments	1,240,923	1,397,991	(157,068)	-11.24%
Depreciation	1,352,409	1,418,634	(66,225)	-4.67%
<b>Total Expenses</b>	<b>9,996,194</b>	<b>13,347,562</b>	<b>(3,351,368)</b>	<b>-25.11%</b>
Change in Net Assets	3,561,290	1,838,952	1,722,338	93.66%
Prior Period Adjustment	-	(262,351)	262,351	-100.00%
Beginning Net Assets	41,051,218	39,474,617	1,576,601	3.99%
<b>Ending Net Assets</b>	<b>44,612,508</b>	<b>41,051,218</b>	<b>3,561,290</b>	<b>8.68%</b>

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

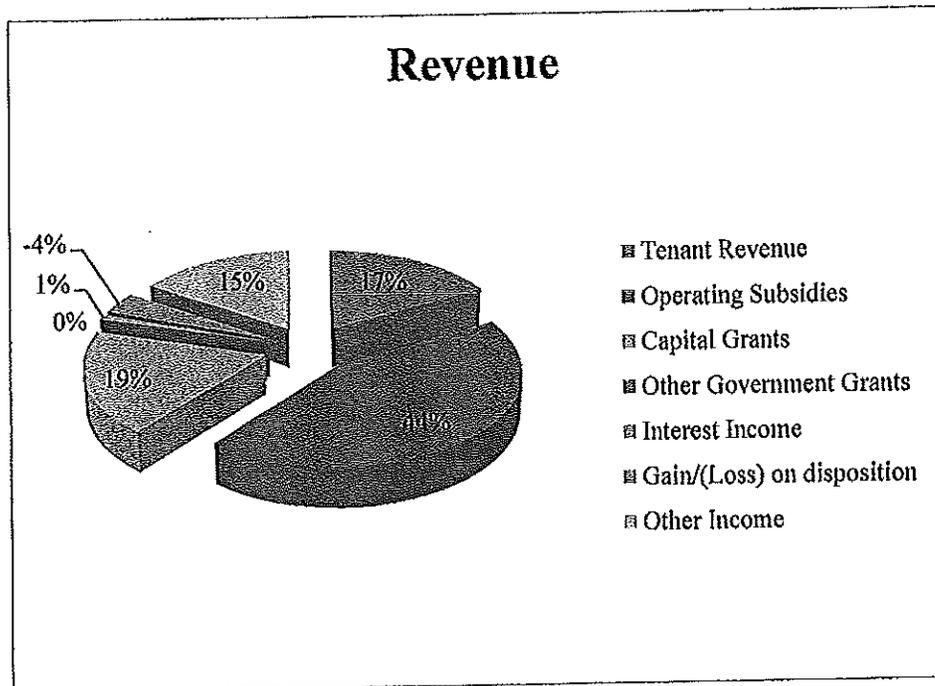
Total revenue decreased by \$1,629,030 or 10.73% during fiscal year 2011.

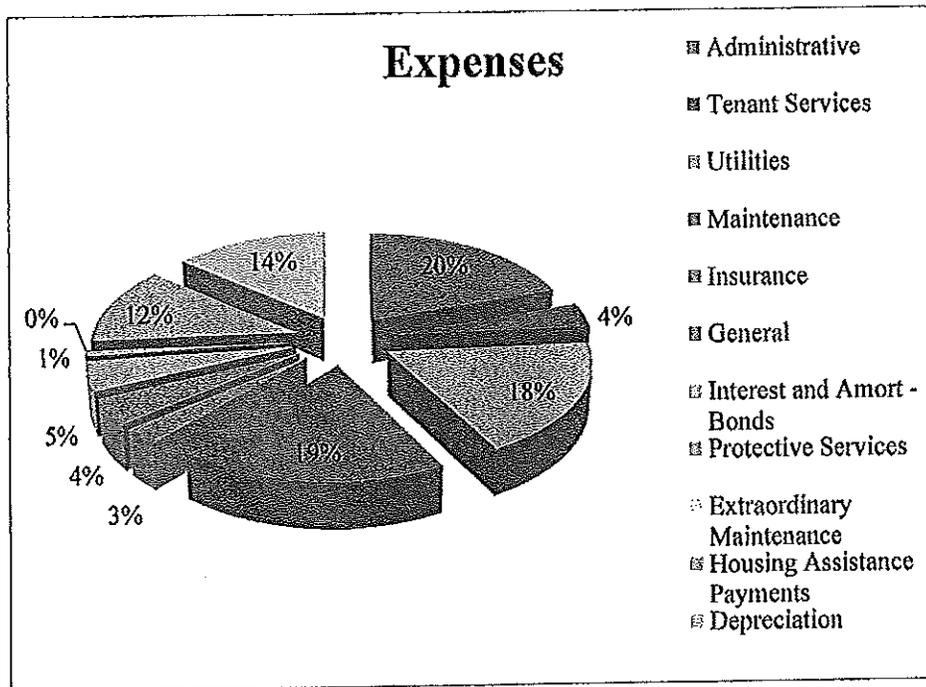
- Tenant revenue decreased by \$103,225 or 3.89% due to higher paying residents moving out and lower paying residents moving in.
- Operating subsidies decreased by \$3,460,353 or 35.03% due to decreases in Soft grant activity.
- Capital grants increased by \$727,188 or 36.09% due to the increase in capital fund construction activity.
- Other Government grants decreased by \$318,116 or 100.00% due to no longer being funded under the Firefighters and Americorp grants.
- Interest income increased by \$24,855 or 22.64% due to increases in investment of cash.
- Gain/Loss on Disposition of Assets increased by \$543,440 or 2694.43% due to the write off and sale of Frank Berry Courts to a Limited Partnership.
- Other income increased by \$2,044,061 or 883.27% due to the increases in program income from development activity, and late fees, maintenance charges, and fraud recovery.

In fiscal year 2011, the total expenses decreased by \$3,351,368 or 25.11%.

- Administrative expenses increased by \$19,009 or 0.95% due to a net increase from COLA and adjustments in allocation of administrative expenses.
- Tenant services decreased by \$984,259 or 71.89% due to decreases in HOPE VI related grants for future Resident Services.
- Utilities expenses decreased by \$281,869 or 13.41% due to decreases in consumption and rates.
- Maintenance expenses decreased by \$397,151 or 17.07% due to decreases in the amount of materials expended through the operating budget and expensed through grants.
- Insurance expense decreased by \$14,794 or 5.28% due to decrease reduction in workers compensation premiums.

- General expenses decreased by \$53,025 or 11.08% due to decreases in miscellaneous general expenses and tenants bad debts.
- Interest and Bond amortization expenses increased by \$53,681 or 12.62% due to increases in interest payments.
- Protective services decreased by \$54,314 or 39.95% due to decreases in expenditures from grant related activities.
- Extraordinary Maintenance decreased by \$1,415,353 or 100.00% due to reduction in HOPE VI grant activity.
- Housing Assistance Payments decreased by \$157,068 or 11.24% due to lower leasing rates.
- Depreciation expense decreased by \$66,225 or 4.67% due to some assets becoming fully depreciated.





## CAPITAL ASSETS

As of year-end, the Authority had \$25,992,168 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions and depreciation) of \$140,090 from the end of last fiscal year.

The following reconciliation summarizes the change in Capital Assets.

Housing Authority of the City of Meridian  
Comparative Statement of Capital Assets  
TABLE 4

Account Descriptions	2011	2010	Total Change	% Change
Land	1,549,629	1,549,629	-	0.00%
Buildings & improvements	44,115,593	45,738,549	(1,622,956)	-3.55%
Equipment	1,447,885	1,524,512	(76,627)	-5.03%
Construction in progress	5,147,434	3,496,043	1,651,391	47.24%
	52,260,541	52,308,733	(48,192)	-0.09%
Accumulated Depreciation	(26,268,373)	(26,176,475)	(91,898)	0.35%
<b>Total Capital Assets</b>	<b>25,992,168</b>	<b>26,132,258</b>	<b>(140,090)</b>	<b>-0.54%</b>

Net (additions minus disposals) depreciation expense for the fiscal year was \$1,352,409 which was a 4.67% decrease over the prior year's net depreciation expense.

### DEBT OUTSTANDING

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

**Housing Authority of the City of Meridian  
Schedule of Notes Payable Activity  
TABLE V**

Notes Payable @ 3/31/2010	\$7,461,347
Retirements	<u>(289,610)</u>
Notes Payable @ 3/31/2011	<u>\$7,171,737</u>

On December 1, 2005, the Authority issued \$6,780,000 of Capital Fund Housing Revenue Bonds from two different bond issues. The first is a \$6,610,000 Series 2005A Capital Funds Housing Revenue Bonds and the second is a \$170,000 Series 2005B, Taxable Capital Fund Housing Revenue Bonds. There are no current year maturities on this obligation. Future Capital Fund Grants will be used to liquidate this debt and the proceeds from the Bond obligation are restricted for Capital Fund purposes. The notes payable balance for the Public Housing Program was \$5,825,000 with principal payments of \$270,000 made by the fiscal agent on behalf of the PHA. The outstanding debt balance for Business Activities, Queen City Apartments, was \$1,346,737 at March 31, 2011. This included a principal payment during the year of \$37,300.

### ECONOMIC FACTORS

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the 2011 federal budget.

### FINANCIAL CONTACT

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show the Housing Authority's accountability for the money it receives. If you have any questions about this report or wish to request additional information, contact Mrs. Marcy Chatham, CPA, MBA, Director of Finance at the Meridian Housing Authority, P O Box 870, Meridian, Mississippi 39302. Phone (601) 693-4285.

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

**AUDITED FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED MARCH 31, 2011**

## LIABILITIES & NET ASSETS

### Current Liabilities

Accounts payable	\$ 639,752
Accrued liabilities	329,643
Unearned revenue	9,960
Long term debt - current portion	307,300
Other current liabilities	178,835
Tenant security deposits/escrow deposits	<u>77,539</u>

Total Current Liabilities 1,543,029

### Noncurrent Liabilities

Long term debt	6,864,437
Accrued compensated absences	58,036
Other noncurrent liabilities	<u>149,885</u>

Total Noncurrent Liabilities 7,072,358

TOTAL LIABILITIES 8,615,387

### NET ASSETS

Invested in capital assets, net of related debt	18,820,431
Restricted net assets	20,208,530
Unrestricted net assets	<u>5,583,547</u>

TOTAL NET ASSETS 44,612,508

TOTAL LIABILITIES & NET ASSETS \$ 53,227,895

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

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN PROGRAM NET ASSETS**  
**FOR THE YEAR ENDED MARCH 31, 2011**

**Operating Revenues**

Dwelling rent	\$	2,552,098
Governmental grants & subsidy		6,416,931
Other income		2,275,481
<b>Total Operating Revenues</b>		<b>11,244,510</b>

**Operating Expenses**

Administration		2,018,460
Tenant services		384,773
Utilities		1,819,576
Maintenance & operations		1,928,996
Protective services		81,630
General expense		690,532
Housing assistance payments		1,240,923
Depreciation & amortization		1,432,503
<b>Total Operating Expense</b>		<b>9,597,393</b>

**Net Operating Income/(Loss)** 1,647,117

**Nonoperating Revenues/(Expenses)**

Investment income		134,651
Interest expense		(398,801)
Gain/(Loss) on disposition of assets		(563,609)
<b>Net Nonoperating Revenues/(Expenses)</b>		<b>(827,759)</b>

**Net Income/(Loss) before capital contributions** 819,358

Capital grants 2,741,932

**Increase/(Decrease) in Net Assets** 3,561,290

Prior period adjustment -

Total Net Assets - beginning 41,051,218

Total Net Assets - ending \$ 44,612,508

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

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

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED MARCH 31, 2011**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Receipts from customers and users	\$	4,827,579
Governmental grants & subsidy - operations		6,416,931
Payments to suppliers		(3,716,067)
Payments for housing assistance		(1,240,923)
Payments to employees		<u>(2,404,324)</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES		 <u>3,883,196</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Purchase of investments		(2,186,845)
Issuance of notes receivable - new homes		(182,555)
Issuance of notes receivable - capital fund		(1,511,783)
Interest received		<u>71,479</u>
 NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES		 <u>(3,809,704)</u>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Grant revenue - capital grants		2,741,932
Acquisition of capital assets - capital grants		(1,701,290)
Additions from operations		(120,453)
Payments on mortgage notes		(289,610)
Interest paid		<u>(398,801)</u>
 NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES		 <u>231,778</u>

NET INCREASE/(DECREASE) IN CASH		305,270
CASH AT BEGINNING OF PERIOD		<u>5,999,571</u>
 CASH AT END OF PERIOD	\$	 <u><u>6,304,841</u></u>

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

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

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED MARCH 31, 2011**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Net Income/(Loss) from operations	\$ 1,647,117
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation & amortization	1,432,503
Decrease (Increase) in accounts receivable	178,183
Decrease (Increase) in prepaid expenses	59,689
Decrease (Increase) in inventory	31,962
Increase (Decrease) in accounts payable	393,692
Increase (Decrease) in accrued liabilities	55,577
Increase (Decrease) in unearned revenue	(2,869)
Increase (Decrease) in other current liabilities	89,738
Increase (Decrease) in security/trust deposits	<u>(2,396)</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 \$ <u><u>3,883,196</u></u>

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**

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

**1. Introduction:**

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

**2. Organization:**

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

**3. Reporting Entity:**

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

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

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

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

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

**3. Reporting Entity: (Cont'd)**

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

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

**Component Unit**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

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

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

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

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

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

The authority's net assets are reported in three parts-invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. The authority first utilizes restricted resources to finance qualifying activities.

The authority's net assets are reported in three components:

1. Invested in capital assets, net of related debt – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
2. Restricted net assets – Consists of net assets with constraints placed on their use by external groups including HUD, creditors, grantors, contributors, or laws and regulations of other governments.
3. Unrestricted net assets – All other net assets that do not meet the definition of "restricted" or "invested" in capital assets, net of related debt.

**5. Revenues and Expenses:**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

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

**6. Encumbrances:**

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

**7. Budgets:**

Enterprise Fund service delivery levels are determined by the extent of consumer demand. Because Enterprise Fund revenues and expenses fluctuate with changing service delivery levels, generally accepted accounting principles do not require the financial statements to include budgetary comparisons and accordingly, these comparisons have not been included.

Budgets are prepared for regulatory purposes in accordance with the Authority's Annual Contributions Contract (ACC) with HUD. The entity prepares annual budgets for each program. Prior to the beginning of each budget year, the entity's annual budget is approved by the entity's governing body. Budgetary amendments require approval by the governing body. All budgetary appropriations lapse at the end of each fiscal year. Budgets for Capital Fund Programs are approved in the Authority's five-year plan and annual plan process by the governing body and by HUD.

**8. Inventories:**

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

**9. Capital Assets and Depreciation:**

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

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

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

**10. Collection Losses:**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

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

**11. Insurance:**

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

**12. Cash and Investments:**

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

**13. Compensated Absences:**

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

**14. Operating Revenue:**

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

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

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE B - CASH AND INVESTMENTS:**

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

At March 31, 2011, the Authority's deposits had a carrying amount of \$6,304,341 and a bank balance of \$6,421,421. Of the bank balances held in various financial institutions, \$750,000 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At March 31, 2011, the Authority's petty cash/change funds totaled \$500.

Investment Type	Fair Value	Maturity	Rating
Certificates of Deposit	2,186,845	Various	N/A
Total	2,186,845		

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

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

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

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

63%	Trustmark Bank	\$ 5,880,974
12%	Wells Fargo Trust	722,966
25%	Citizens National Bank	1,886,845
0%	A.W. Richardson	401
0%	Petty Cash	<u>500</u>
		<u>\$ 8,491,686</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE B - CASH AND INVESTMENTS: (Cont'd)**

Cash & investments at March 31, 2011, consisted of the following:

Checking & Repurchase Agreements	\$ 5,581,375
Certificates of Deposit	2,186,845
Wells Fargo Trust accounts - restricted	722,966
Petty cash	<u>500</u>
<b>Totals</b>	<b><u>\$ 8,491,686</u></b>

*Restricted Cash and Investments:*

Tenant security deposits	\$ 77,539
FSS escrow	149,885
HCV equity	371,873
DVP equity	236,845
Debt service	722,967
Frank Berry proceeds	<u>559,359</u>
<b>Totals</b>	<b><u>\$ 2,118,468</u></b>

**Collateralization:**

All deposits in excess of FDIC insurance limits are covered by securities pledged as collateral.

Security	Cusip	Maturity Date	Interest Rate	Market Value
FHLMC	3134GIPW8	8/16/2018	3.00%	\$ 4,713,984
FNMA	31381PHU5	11/1/2020	3.53%	350,173
FNMA	31394CUP5	1/25/1930	5.00%	788,240
FHLMC	31395MYR4	6/15/1931	4.75%	671,011
FNMA	31418NZF0	3/1/1940	4.50%	<u>1,245,082</u>
				<b><u>\$ 7,768,490</u></b>

**Citizens National Bank**

Cusip	Pledged Amount
043519RT6	\$ 900,000
069383WX1	415,000
07383EBQ3	250,000
410019BC6	515,000
497494HL1	<u>380,000</u>
	<b><u>\$ 2,460,000</u></b>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE C - ACCOUNTS RECEIVABLE:**

Accounts receivable at March 31, 2011, consisted of the following:

Tenants – (net of allowance \$3,474)	\$ 19,690
HUD	576,443
Accrued interest receivable	4,427
A/R – Misc.	209,836
Notes receivable – current portion	12,851
Fraud recovery	<u>1,396</u>
	<u>\$ 824,643</u>

The above receivable balance excludes \$272,899 of interfund balances that have been eliminated as a result of consolidated financial statements at March 31, 2011.

**NOTE D - DEFERRED CHARGES:**

Deferred charges consisted of the following at March 31, 2011:

Prepaid insurance	\$ 143,093
Inventory – (net of obsolete \$1,000)	<u>130,125</u>
	<u>\$ 273,218</u>

**NOTE E - CAPITAL ASSETS:**

The following is a summary of changes in the net capital assets during the fiscal year ended March 31, 2011:

	Beginning Balances	Additions	Retirements	Transfers	Ending Balances
<b>Enterprise Activities</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$ 1,549,629	\$ -	\$ -	\$ -	\$ 1,549,629
Construction in progress	<u>3,496,043</u>	<u>1,701,291</u>	<u>-</u>	<u>(49,900)</u>	<u>5,147,434</u>
<b>Total capital assets not being depreciated</b>	<u>5,045,672</u>	<u>1,701,291</u>	<u>-</u>	<u>-</u>	<u>6,697,063</u>
<b>Infrastructure</b>					
Buildings & improvements	45,738,548	18,925	(1,691,780)	49,900	44,115,593
Furniture & equipment	<u>1,524,513</u>	<u>37,039</u>	<u>(113,667)</u>	<u>-</u>	<u>1,447,885</u>
<b>Total capital assets being depreciated</b>	<u>47,263,061</u>	<u>55,964</u>	<u>(1,805,447)</u>	<u>49,900</u>	<u>45,563,478</u>
<b>Less accumulated depreciation for:</b>					
Buildings & improvements	24,398,226	1,091,866	(1,189,014)	-	24,301,078
Furniture & equipment	<u>1,778,249</u>	<u>260,544</u>	<u>(71,498)</u>	<u>-</u>	<u>1,967,295</u>
<b>Total accumulated depreciation</b>	<u>26,176,475</u>	<u>1,352,410</u>	<u>(1,260,512)</u>	<u>-</u>	<u>26,268,373</u>
<b>Total capital assets being depreciated</b>	<u>21,086,586</u>				<u>19,295,105</u>
<b>Enterprise activity capital assets, net</b>	<u>\$ 26,132,258</u>				<u>\$ 25,992,168</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE F - NOTES RECEIVABLE:**

On March 31, 2009, the Housing Authority of the City of Meridian (HACM) entered in to a predevelopment loan agreement with the Michaels Development Company, Inc. (MDC) to provide financial assistance to assist the developer in performing predevelopment costs associated with the redevelopment of Victory Village. These costs include, but are not limited to, master site planning, architectural design work, and site engineering work. HACM has agreed to advance 75% of certain third party costs up to a total of \$989,166. As of March 31, 2011, \$989,166 had been advanced to Davis Associates, L.P. on this loan. The current balance on this loan as of March 31, 2011 is \$726,815. In addition to this, the Housing Authority utilized funding from the Capital Fund Financing Program to assist in the development of J.T. Davis Court. Consequently, \$5,528,612 was loaned to Davis Associates, L.P. in the form of a Bond Promissory Note. These loans bear zero percent (0%) interest and shall be payable from excess cash flows of the development. In addition to these loans there is another loan in the amount of \$1,652,974 receivable from the Village Associates along with accrued interest of \$246,138 related to this note. This note bears interest at a rate of 4.98% per annum. This note will be repaid from cash flow from the HOPE VI investor controlled property in future periods. Another loan was issued in relation to the JT Davis HOPE VI project in the amount of \$7,530,213 at 0% interest at the completion of the project. The current balance of the loan is \$7,530,213. This note will be repaid from cash flow from the HOPE VI investor controlled property in future periods. Additionally, two new notes were issued on September 9, 2010 for Frank Berry Courts for a receivable amount of \$1,040,642 and \$471,141. As of March 31, 2011 there was a total outstanding notes receivable of \$17,411,346 which included accrued interest receivable not currently due, and two second mortgages from HOPE VI in the amount of \$214,811. The current portion of this receivable is \$12,851, which is mentioned above in Note C.

**NOTE G - FINANCING COSTS:**

During the year ended March 31, 1999, the Housing Authority on behalf of the Queen City program, incurred refinancing costs on Notes Payable. The total costs of \$71,569 are being amortized over the life of the loan. At March 31, 2011, total cumulative amortization was \$29,202. The unamortized balance at the year-end was \$42,368, and amortization expense for the year was \$2,365. In addition to this, the Housing Authority issued \$6,780,000 in Revenue Capital Fund Bonds Payable during the year. In conjunction with this issuance of bonds, there was \$278,396 of financing costs incurred which will be amortized over the life of the loan. The cumulative amortization was \$73,079, which leaves an unamortized balance of \$205,317 at March 31, 2011. The total combined unamortized cost at March 31, 2011 is \$247,685.

**NOTE H - ACCOUNTS PAYABLE:**

Accounts payable at March 31, 2011, consisted of the following:

Vendors & contractors payable	\$ 565,750
Accounts payable – other governments	74,002
Tenant security deposits	<u>77,539</u>
	<u>\$ 717,291</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE I - ACCRUED LIABILITIES & UNEARNED REVENUE:**

Accrued liabilities and unearned revenue at March 31, 2011 consisted of the following:

Accrued salaries/fringes	\$ 115,981
Accrued interest payable	32,688
Accrued compensated absences – current portion	180,974
Unearned revenue	9,960
Other current liabilities – accrued utilities	167,304
Other accrued liabilities	11,531
Current portion – long-term debt	<u>307,300</u>
	<u>\$ 825,738</u>

**NOTE J - OTHER NONCURRENT LIABILITIES:**

Noncurrent liabilities at March 31, 2011 consisted of the following:

Long-term debt payable	\$ 6,864,437
Accrued compensated absences	58,036
Other noncurrent liabilities	<u>149,885</u>
	<u>\$ 7,072,358</u>

A schedule of changes in noncurrent liabilities is as follows:

	Balance April 1, 2010	Increases	Decreases	Balance March 31, 2011	Current Portion of Balance
Long-term debt payable \$	7,461,347	\$ -	\$ (289,610)	\$ 7,171,737	\$ 307,300
Compensated absences	192,371	59,275	(12,636)	239,010	180,974
FSS escrow	151,162	-	(1,277)	149,885	-
	<u>\$ 7,804,880</u>	<u>\$ 59,275</u>	<u>\$ (303,523)</u>	<u>\$ 7,560,632</u>	<u>\$ 488,274</u>

**A. Notes Payable – Queen City:**

During the year ended March 31, 1988, the Housing Authority purchased 87 privately owned apartments from HUD. During the same period, the Housing Authority entered into 26 individual 30-year notes totaling \$1,739,986. During the year ended March 31, 1999 the Housing Authority refinanced the outstanding loan balance. The refinanced notes mature in the year 2029 and carry an annual interest rate of 7.5% with monthly principal, interest, and escrow payments of \$11,420.05. The total interest paid for the year ended March 31, 2011 was \$102,238. The Housing Authority has entered into 26 individual deeds of trust which secures the 87 units as collateral for the notes. The balance of the note at March 31, 2011 was \$1,346,737.

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

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

**A. Notes Payable – Queen City: (Cont'd)**

Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at March 31, 2011:

Fiscal year ending March 31,	Principal	Interest	Total
2012	\$ 37,300	\$ 99,740	\$ 137,040
2013	40,196	96,844	137,040
2014	43,317	93,723	137,040
2015	46,680	90,360	137,040
2016	50,303	86,737	137,040
2017-2021	316,522	368,681	685,203
2022-2026	460,000	225,203	685,203
2027-2029	352,419	40,333	392,752
	<u>\$ 1,346,737</u>	<u>\$ 1,101,621</u>	<u>\$ 2,448,358</u>

**B. Bonds Payable – Capital Fund:**

The Housing Authority on December 1, 2009 has issued \$6,780,000 of Capital Fund Housing Revenue Bonds from two different bond issues. The first is a \$6,610,000 Series 2009A Capital Funds Housing Revenue Bonds, and the second is a \$170,000 Series 2009B, Taxable Capital Fund Housing Revenue Bonds. The outstanding balance of Bonds Payable at March 31, 2011 was \$5,825,000 and interest accrues at a rate of 5% per annum. Future HUD Capital Fund Grant funds will be used to liquidate this debt. The proceeds from the Bond obligation are restricted for Capital Fund purposes.

Fiscal year ending March 31,	Principal	Interest	Total
2012	\$ 270,000	\$ 284,500	\$ 554,500
2013	285,000	270,625	555,625
2014	295,000	256,125	551,125
2015	310,000	241,000	551,000
2016	330,000	225,000	555,000
2017-2021	1,905,000	855,125	2,760,125
2022-2026	2,430,000	315,750	2,745,750
	<u>\$ 5,825,000</u>	<u>\$ 2,448,125</u>	<u>\$ 8,273,125</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE K - ECONOMIC DEPENDENCY:**

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

**NOTE L - RISK MANAGEMENT:**

The Authority is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At March 31, 2011, there were no liabilities to be reported.

**NOTE M - IMPAIRMENT OF CAPITAL ASSETS:**

In accordance with new financial reporting standards issued by the Government Accounting Standards Board's, Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures During the fiscal year ended March 31, 2011, the Housing Authority of the City of Meridian experienced no impairments.

**NOTE N - PENSION PLAN:**

All eligible employees of the Housing Authority participate in the Public Employees' Retirement System of Mississippi (PERS), a cost-sharing multiple-employer contribution plan. The Housing Authority total covered payroll for the year ended March 31, 2011 was \$1,960,253.

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

PERS members are required to contribute 7.25% of their annual covered salary and the Housing Authority is required to contribute at a rate of 12.0% the annual covered payroll. The Housing Authority's contribution for the year ended March 31, 2011 was \$235,230, and the total pension contribution for the year was \$402,680.

**NOTE O - RELATED PARTY TRANSACTIONS:**

There were no related party transactions to be reported for the fiscal year ended March 31, 2011.

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2011**  
(Continued)

**NOTE P - COMMITMENTS & CONTINGENCIES:**

**Legal:**

The Authority is involved in various legal proceedings and litigation arising in the normal course of business. Management does not believe that the settlement of any such claims or litigation will have a material adverse effect on the Authority's financial position or results of operations.

**Grants and contracts:**

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources are generally conditional based upon compliance with terms, conditions, laws and regulations governing grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability for the Authority. There were no such liabilities recorded as of March 31, 2011.

The Section 8 Housing Choice Voucher Program under the implementation of the Consolidated Appropriations Act 2005, Funding Provisions for the Housing Choice Voucher Program, changed the funding methodology, and in addition to the Authority, is no longer required to complete a settlement statement. As a result, in accordance with GASB Statement No. 33 and PIH Notice 2009-9, the cumulative amount of unspent housing assistance payment subsidy as of March 31, 2011 is being reflected in restricted net assets in the basic financial statements.

The Housing Authority has the following Capital Fund Grant Programs open as of March 31, 2011:

<u>Program</u>	<u>Total</u>	<u>Unexpended</u>
CFP 501-09	\$2,135,651	\$ 224,418
CFP 501-10	\$2,118,600	\$1,972,975
Capital Fund Competitive Grant	\$8,526,576	\$4,093,881

**NOTE Q - SUPPLEMENTAL INFORMATION:**

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

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

**SINGLE AUDIT SECTION**

**FOR THE FISCAL YEAR ENDED MARCH 31, 2011**



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

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

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

We have audited the financial statements of the Housing Authority of the City of Meridian, as of and for the year ended March 31, 2011, and have issued our report thereon dated October 27, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control Over Financial Reporting**

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

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

**Compliance and Other Matters**

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

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

Rector & Reeder, P.C.  
Certified Public Accountants

Lawrenceville, Georgia  
October 27, 2011



**ACCOUNTANTS' REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

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

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

**Compliance**

We have audited the Housing Authority of the City of Meridian's compliance with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Meridian's major federal programs for the year ended March 31, 2011. The Housing Authority of the City of Meridian's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Meridian's management. Our responsibility is to express an opinion on the Housing Authority of the City of Meridian's compliance based on our audit.

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

In our opinion, the Housing Authority of the City of Meridian complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2011.

**Internal Control Over Compliance**

The management of the Housing Authority of the City of Meridian is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered Housing Authority of the City of Meridian's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

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

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

*Rector & Reeder, P.C.*  
Rector & Reeder, P.C.  
Certified Public Accountants

Lawrenceville, Georgia  
October 27, 2011

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

**STATUS OF PRIOR AUDIT FINDINGS**

The prior audit report for the period ended March 31, 2010 contained no formal audit findings.

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**Section I – Summary of Auditor’s Results:**

***Financial Statements***

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

***Federal Awards***

Internal controls over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Unqualified
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Any audit findings disclosed that are required to be reported in Accordance with Circular A-133, Section .510(a)?	No
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The following are the major programs administered by the Housing Authority:

- |                |                                     |
|----------------|-------------------------------------|
| - CFDA #14.182 | New Construction                    |
| - CFDA #14.850 | Low-Income Public Housing           |
| - CFDA #14.872 | Capital Fund Program                |
| - CFDA #14.884 | ARRA Capital Fund Competitive Grant |
| - CFDA #14.885 | ARRA Capital Fund Stimulus Grant    |
| - CFDA #14.871 | Housing Choice Voucher Program      |

Dollar threshold used to distinguish between Type A and Type B programs:	\$300,000
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Did the Authority qualify as a low-risk auditee?	Yes
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**Section II – Financial Statement Findings**

***Findings related to financial statements in accordance with GAGAS:***  
NONE REPORTED

**Section III – Federal Award Findings and Questioned Costs**

***Findings and questioned costs for Federal Awards as defined in Section .510:***  
NONE REPORTED

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

**SUPPLEMENTAL INFORMATION  
FOR THE FISCAL YEAR ENDED MARCH 31, 2011**

Competitive CFP-Stimulus 14.884	Formula CFP-Stimulus 14.885	State/ Local	Disaster Vouchers 97.109	COCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 657,846	\$ 0	\$ 502,566	\$ 0	\$ 4,423,218
0	0	559,359	0	0	0	1,804,084
0	0	0	0	0	0	77,539
0	0	1,217,205	0	502,566	0	6,304,841
0	53,191	0	0	0	0	576,443
0	0	0	0	0	0	0
0	0	207,117	0	2,524	0	209,836
0	0	0	0	0	0	23,164
0	0	0	0	0	0	(3,474)
0	0	0	0	0	0	0
0	0	0	0	0	0	1,396
0	0	0	0	0	0	0
0	0	12,851	0	0	0	12,851
0	0	0	432	0	0	4,427
0	53,191	219,968	432	2,524	0	824,643
0	0	0	0	80,283	0	1,950,000
0	0	0	0	0	0	236,845
0	0	954	0	18,540	0	143,093
0	0	0	0	116,984	0	131,125
0	0	0	0	(1,000)	0	(1,000)
0	0	0	0	0	0	0
0	0	2,101	112,224	99,794	(272,899)	0
0	53,191	1,440,228	112,656	819,691	(272,899)	9,589,547
0	0	0	0	92,935	0	1,549,629
0	0	0	0	3,150,568	0	44,115,593
0	0	0	0	621,622	0	1,447,885
0	0	0	0	0	0	5,147,434
0	0	0	0	(1,400,678)	0	(26,268,373)
0	0	0	0	2,464,447	0	25,992,168
0	0	11,869,883	0	0	(277,468)	17,398,495
0	0	0	0	0	0	247,685
0	0	11,869,883	0	2,464,447	(277,468)	43,638,348
\$ 0	\$ 53,191	\$ 13,310,111	\$ 112,656	\$ 3,284,138	\$ (550,367)	\$ 53,227,895

Competitive CFP-Stimulus 14.884	Formula CFP-Stimulus 14.885	State/ Local	Disaster Vouchers 97.109	COCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 162	\$ 0	\$ 53,992	\$ 0	\$ 565,750
0	0	0	0	61,386	0	115,981
0	0	0	0	116,627	0	180,974
0	0	0	0	0	0	32,688
0	0	0	0	0	0	0
0	0	0	0	0	0	74,002
0	0	0	0	0	0	77,539
0	0	0	0	0	0	9,960
0	0	0	0	0	0	307,300
0	0	0	0	0	0	0
0	0	0	0	3,770	0	167,304
0	0	0	0	6,323	0	11,531
0	0	0	0	0	(272,899)	0
0	53,191	0	0	0	(272,899)	1,543,029
0	53,191	162	0	242,098	(272,899)	
0	0	0	0	0	0	6,864,437
0	0	0	0	0	(277,468)	0
0	0	0	0	33,050	0	58,036
0	0	0	0	0	0	149,885
0	0	0	0	33,050	(277,468)	7,072,358
0	53,191	162	0	275,148	(550,367)	8,615,387
0	0	0	0	2,464,447	0	18,820,431
0	0	13,309,949	0	0	0	20,208,530
0	0	0	112,656	544,543	0	5,583,547
0	0	13,309,949	112,656	3,008,990	0	44,612,508
\$ 0	\$ 53,191	\$ 13,310,111	\$ 112,656	\$ 3,284,138	\$ (550,367)	\$ 53,227,895

Competitive CFP-Stimulus 14,884	Formula CFP-Stimulus 14,885	State/ Local	Disaster Vouchers 97,109	COCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,394,843
0	0	0	0	0	0	157,255
0	0	0	0	0	0	2,552,098
186,455	63,151	0	0	0	0	6,416,931
1,150,447	438,251	0	0	0	0	2,741,932
0	0	0	0	898,256	(898,256)	0
0	0	0	0	121,740	(121,740)	0
0	0	0	0	87,008	(87,008)	0
0	0	0	0	516,102	(516,102)	0
0	0	0	0	0	0	0
0	0	0	0	233	0	23,372
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	2,008,342	500	88,979	(6,822)	2,275,481
0	0	82,851	3,266	0	0	111,279
0	0	0	0	(479)	0	(563,609)
\$ 1,336,902	\$ 501,402	\$ 2,091,193	\$ 3,766	\$ 1,711,839	\$ (1,629,928)	\$ 13,557,484

\$ 160,408	\$ 59,598	\$ 0	\$ 0	\$ 579,606	\$ 0	\$ 1,256,282
0	0	0	0	10,000	0	25,075
0	0	0	0	0	(898,256)	0
0	0	0	0	0	(87,008)	0
0	0	0	0	0	0	0
0	0	0	0	172,318	0	323,527
0	0	0	0	14,469	0	223,092
0	0	1,005	0	11,518	0	14,445
0	0	0	0	13,936	0	25,304
3,734	3,553	39,035	0	103,979	0	150,735
164,142	63,151	40,040	0	905,826	(985,264)	2,018,460

0	0	0	0	0	(121,740)	0
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0	0	0	0	0	0	29,156
22,313	0	0	0	0	0	22,313
0	0	0	0	0	0	11,607
0	0	0	0	0	0	321,697
22,313	0	0	0	0	0	384,773

0	0	0	0	2,745	0	552,116
0	0	2,742	0	37,829	0	864,939
0	0	0	0	6,660	0	402,521
0	0	2,742	0	47,234	0	1,819,576

Competitive CFP-Stimulus 14,884	Formula CFP-Stimulus 14,885	State/ Local	Disaster Vouchers 97,109	COCC	Elimination	TOTAL
0	0	0	0	203,921	0	588,506
0	0	440	0	144,971	0	340,520
0	0	0	0	72,415	0	195,246
0	0	66,739	0	98,583	(516,102)	804,724
0	0	67,179	0	519,890	(516,102)	1,928,996
0	0	0	0	800	0	81,630
0	0	0	0	800	0	81,630
0	0	388	0	10,454	0	160,788
0	0	89	0	0	0	45,121
0	0	0	0	1,604	0	1,604
0	0	0	0	28,601	0	57,660
0	0	5,946	0	0	0	262,593
0	0	0	0	35,623	0	59,275
0	0	0	0	0	0	74,002
0	0	0	0	0	0	29,489
0	0	0	0	0	0	0
0	0	6,423	0	76,282	0	690,332
0	0	0	0	0	(6,822)	398,801
0	0	63,809	0	0	0	80,094
0	0	63,809	0	0	(6,822)	478,895
186,455	63,151	180,193	0	1,550,032	(1,629,928)	7,402,862
1,150,447	438,251	1,911,000	3,766	161,807	0	6,154,622
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	1,240,923
0	0	0	0	126,271	0	1,352,409
0	0	0	0	126,271	0	2,593,332
\$ 186,455	\$ 63,151	\$ 180,193	\$ 0	\$ 1,676,303	\$ (1,629,928)	\$ 9,996,194
\$ 1,150,447	\$ 438,251	\$ 1,911,000	\$ 3,766	\$ 35,536	\$ 0	\$ 3,561,290

Competitive CFP-Stimulus 14,884	Formula CFP-Stimulus 14,885	State/ Local	Disaster Vouchers 97,109	COCC	Elimination	TOTAL
0	0	0	0	(51,000)	0	0
(1,150,447)	(2,226,176)	1,040,642	0	0	0	0
0	0	0	0	0	0	0
0	1,787,925	10,358,307	108,890	3,024,454	0	41,051,218
\$ 0	\$ 0	\$ 13,309,949	\$ 112,656	\$ 3,008,990	\$ 0	\$ 44,612,508
0	0	0	0	0	0	227
0	0	0	0	0	0	371,873
0	0	0	0	0	0	17,202
0	0	0	0	0	0	16,643

<u>MS004000018</u>	<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 0	\$ 396,639	\$ 325,143	\$ 96,507	\$ 3,255,964
722,967	0	0	2,363	26,200	0	773,722
0	0	0	18,254	14,360	750	71,789
<u>722,967</u>	<u>0</u>	<u>0</u>	<u>417,256</u>	<u>365,703</u>	<u>97,257</u>	<u>4,101,475</u>
0	0	0	0	458,087	0	458,087
0	0	0	0	0	0	0
0	0	0	5,522	3,128	115	22,580
0	0	0	(828)	(469)	(17)	(3,386)
0	0	0	0	0	0	0
0	0	0	0	0	0	1,304
0	0	0	529	455	0	3,995
<u>0</u>	<u>0</u>	<u>0</u>	<u>5,223</u>	<u>461,201</u>	<u>98</u>	<u>482,580</u>
0	0	0	473,679	775,000	0	1,869,717
0	0	0	0	0	0	0
0	0	0	29,767	23,091	1,067	123,411
0	0	0	0	0	0	0
<u>722,967</u>	<u>0</u>	<u>0</u>	<u>925,925</u>	<u>1,624,995</u>	<u>98,422</u>	<u>6,577,183</u>
132,768	174,652	0	175,234	135,982	109,090	1,185,326
0	0	0	9,709,305	7,346,355	560,955	39,427,271
0	0	0	85,923	83,706	4,610	826,263
0	0	0	0	0	0	0
13,500	0	0	1,214,792	2,839,280	0	5,147,434
0	0	0	(6,561,867)	(5,322,585)	(232,282)	(23,965,866)
<u>146,268</u>	<u>174,652</u>	<u>0</u>	<u>4,623,387</u>	<u>5,082,738</u>	<u>442,373</u>	<u>22,620,428</u>
5,528,612	0	0	0	0	0	5,528,612
205,317	0	0	0	0	0	205,317
<u>5,880,197</u>	<u>174,652</u>	<u>0</u>	<u>4,623,387</u>	<u>5,082,738</u>	<u>442,373</u>	<u>28,354,357</u>
<u>\$ 6,603,164</u>	<u>\$ 174,652</u>	<u>\$ 0</u>	<u>\$ 5,549,312</u>	<u>\$ 6,707,733</u>	<u>\$ 540,795</u>	<u>\$ 34,931,540</u>

<u>MS004000018</u>	<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 90	\$ 0	\$ 0	\$ 15,231	\$ 438,772	\$ 0	\$ 482,879
457	0	0	8,610	9,651	0	44,118
0	0	0	15,175	11,960	0	61,634
24,271	0	0	0	0	0	24,271
0	0	0	0	0	0	0
0	0	0	19,008	15,038	0	54,369
0	0	0	18,254	14,360	750	71,789
0	0	0	1,581	1,666	98	8,273
270,000	0	0	0	0	0	270,000
0	0	0	0	0	0	0
0	0	0	37,028	27,602	514	162,545
0	0	0	0	4,918	0	4,918
0	0	0	27,333	0	178	182,826
<u>294,818</u>	<u>0</u>	<u>0</u>	<u>142,220</u>	<u>523,967</u>	<u>1,540</u>	<u>1,367,622</u>
5,555,000	0	0	0	0	0	5,555,000
0	0	0	5,781	4,568	0	23,766
0	0	0	2,363	26,201	0	50,755
<u>5,555,000</u>	<u>0</u>	<u>0</u>	<u>8,144</u>	<u>30,769</u>	<u>0</u>	<u>5,629,521</u>
<u>5,849,818</u>	<u>0</u>	<u>0</u>	<u>150,364</u>	<u>554,736</u>	<u>1,540</u>	<u>6,997,143</u>
(5,678,732)	174,652	0	4,623,387	5,082,738	442,373	16,795,428
6,251,579	0	0	0	0	0	6,251,579
180,499	0	0	775,561	1,070,259	96,882	4,887,390
<u>753,346</u>	<u>174,652</u>	<u>0</u>	<u>5,398,948</u>	<u>6,152,997</u>	<u>539,255</u>	<u>27,934,397</u>
<u>\$ 6,603,164</u>	<u>\$ 174,652</u>	<u>\$ 0</u>	<u>\$ 5,549,312</u>	<u>\$ 6,707,733</u>	<u>\$ 540,795</u>	<u>\$ 34,931,540</u>

<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 534,394	\$ 404,270	\$ 29,481	\$ 2,184,768
0	0	29,981	25,112	0	157,255
0	0	564,375	429,382	29,481	2,342,023
158,751	0	822,306	895,460	0	4,642,524
0	0	119,112	386,033	0	1,153,234
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	2,394	2,010	0	23,052
0	0	0	0	0	0
0	0	0	0	0	0
21,666	0	31,630	24,195	996	166,069
0	0	0	0	0	24,992
0	0	(981)	(981)	0	(563,130)
<u>\$ 180,417</u>	<u>\$ 0</u>	<u>\$ 1,538,836</u>	<u>\$ 1,736,099</u>	<u>\$ 30,477</u>	<u>\$ 7,788,764</u>

\$ 17,461	\$ 0	\$ 87,882	\$ 45,812	\$ 0	\$ 381,789
0	0	2,689	2,084	0	12,515
0	0	174,758	348,839	0	898,256
0	0	22,206	17,190	0	87,008
0	0	0	0	0	0
4,702	0	26,555	18,504	0	124,402
1,455	0	42,171	32,634	0	181,815
0	0	0	0	0	0
0	0	1,565	113	0	7,372
0	0	0	0	0	0
<u>23,618</u>	<u>0</u>	<u>357,826</u>	<u>465,176</u>	<u>0</u>	<u>1,693,157</u>
0	0	30,000	23,280	0	121,740
0	0	0	0	0	2,599
0	0	0	0	0	0
0	0	393	427	0	1,966
0	0	52,631	40,270	0	184,068
<u>0</u>	<u>0</u>	<u>53,024</u>	<u>40,697</u>	<u>0</u>	<u>188,633</u>
0	0	119,741	90,474	3,038	548,402
0	0	166,211	114,061	2,371	820,467
0	0	88,128	67,091	1,004	395,861
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>374,080</u>	<u>271,626</u>	<u>6,413</u>	<u>1,764,730</u>

<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
0	0	72,159	59,878	2,737	351,226
0	0	36,140	38,879	861	191,023
0	0	23,802	19,416	853	112,503
<u>2,490</u>	<u>0</u>	<u>251,123</u>	<u>256,867</u>	<u>5,487</u>	<u>1,094,482</u>
<u>2,490</u>	<u>0</u>	<u>383,224</u>	<u>375,040</u>	<u>9,938</u>	<u>1,749,234</u>
0	0	0	0	0	0
0	0	0	0	0	0
0	0	18,938	14,669	0	80,830
<u>0</u>	<u>0</u>	<u>18,938</u>	<u>14,669</u>	<u>0</u>	<u>80,830</u>
0	0	34,354	26,163	933	142,627
271	0	9,892	7,738	279	41,562
0	0	0	0	0	0
0	0	1,399	1,340	1,166	28,954
144,782	0	0	0	0	256,647
0	0	4,687	0	0	20,618
0	0	19,008	15,038	0	54,369
0	0	1,464	8,130	7	23,631
0	0	0	0	0	0
0	0	0	0	0	0
<u>145,053</u>	<u>0</u>	<u>70,804</u>	<u>58,409</u>	<u>2,385</u>	<u>568,408</u>
0	0	0	0	0	296,563
0	0	0	0	0	0
0	0	0	0	0	13,920
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>310,483</u>
<u>171,161</u>	<u>0</u>	<u>1,287,896</u>	<u>1,248,897</u>	<u>18,736</u>	<u>6,477,215</u>
<u>9,256</u>	<u>0</u>	<u>250,940</u>	<u>487,202</u>	<u>11,741</u>	<u>1,311,549</u>

<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>295,365</u>	<u>223,780</u>	<u>20,776</u>	<u>1,187,694</u>
<u>0</u>	<u>0</u>	<u>295,365</u>	<u>223,780</u>	<u>20,776</u>	<u>1,187,694</u>
<u>\$ 171,161</u>	<u>\$ 0</u>	<u>\$ 1,583,261</u>	<u>\$ 1,472,677</u>	<u>\$ 39,512</u>	<u>\$ 7,664,909</u>
<u>\$ 9,256</u>	<u>\$ 0</u>	<u>\$ (44,425)</u>	<u>\$ 263,422</u>	<u>\$ (9,035)</u>	<u>\$ 123,855</u>
0	0	0	2,335,981	0	2,335,981
0	0	0	0	0	0
(37,557)	0	0	62,879	0	0
0	0	0	0	0	0
<u>202,953</u>	<u>0</u>	<u>5,443,373</u>	<u>3,490,715</u>	<u>548,290</u>	<u>25,474,561</u>
<u>\$ 174,652</u>	<u>\$ 0</u>	<u>\$ 5,398,948</u>	<u>\$ 6,152,997</u>	<u>\$ 539,255</u>	<u>\$ 27,934,397</u>
924	0	3000	2328	84	13,986
923	0	2961	2292	84	13,823

<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 534,394	\$ 404,270	\$ 29,481	\$ 2,184,768
0	0	29,981	25,112	0	157,255
0	0	564,375	429,382	29,481	2,342,023
158,751		822,306	681,895	0	3,862,711
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	2,394	2,010	0	23,052
0	0	0	0	0	0
0	0	0	0	0	0
21,666	0	31,630	24,195	996	166,069
0	0	0	0	0	24,992
0	0	(981)	(981)	0	(563,130)
\$ 180,417	\$ 0	\$ 1,419,724	\$ 1,136,501	\$ 30,477	\$ 5,855,717

\$ 17,461	\$ 0	\$ 87,882	\$ 45,812	\$ 0	\$ 381,789
0	0	2,689	2,084	0	11,515
0	0	174,758	135,274	0	684,691
0	0	22,206	17,190	0	87,008
0	0	0	0	0	0
4,702	0	26,555	18,504	0	124,402
1,455	0	42,171	32,634	0	181,815
0	0	0	0	0	0
0	0	1,565	113	0	7,372
0	0	0	0	0	0
23,618	0	357,826	251,611	0	1,478,592
0	0	30,000	23,280	0	121,740
0	0	0	0	0	2,599
0	0	0	0	0	0
0	0	393	427	0	1,966
0	0	52,631	40,270	0	184,068
0	0	53,024	40,697	0	188,633
0	0	119,741	90,474	3,038	548,402
0	0	166,211	114,061	2,371	820,467
0	0	88,128	67,091	1,004	395,861
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	374,080	271,626	6,413	1,764,730

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<u>MS004000019</u>	<u>MS004000020</u>	<u>MS004000051</u>	<u>MS004000052</u>	<u>Other Project</u>	<u>TOTAL</u>
0	0	72,159	59,878	2,737	351,226
0	0	36,140	38,879	861	178,400
0	0	23,802	19,416	853	112,503
<u>2,490</u>	<u>0</u>	<u>251,123</u>	<u>256,867</u>	<u>5,487</u>	<u>1,094,482</u>
<u>2,490</u>	<u>0</u>	<u>383,224</u>	<u>375,040</u>	<u>9,938</u>	<u>1,736,611</u>
0	0	0	0	0	0
0	0	0	0	0	0
0	0	18,938	14,669	0	80,830
<u>0</u>	<u>0</u>	<u>18,938</u>	<u>14,669</u>	<u>0</u>	<u>80,830</u>
0	0	34,354	26,163	933	142,627
271	0	9,892	7,738	279	41,562
0	0	0	0	0	0
0	0	1,399	1,340	1,166	28,954
144,782	0	0	0	0	256,647
0	0	4,687	0	0	20,618
0	0	19,008	15,038	0	54,369
0	0	1,464	8,130	7	23,631
0	0	0	0	0	0
0	0	0	0	0	0
<u>145,053</u>	<u>0</u>	<u>70,804</u>	<u>58,409</u>	<u>2,385</u>	<u>568,408</u>
0	0	0	0	0	296,563
0	0	0	0	0	0
0	0	0	0	0	13,920
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>310,483</u>
<u>171,161</u>	<u>0</u>	<u>1,287,896</u>	<u>1,035,332</u>	<u>18,736</u>	<u>6,250,027</u>
<u>9,256</u>	<u>0</u>	<u>131,828</u>	<u>101,169</u>	<u>11,741</u>	<u>(394,310)</u>
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	295,365	223,780	20,776	1,187,694
0	0	295,365	223,780	20,776	1,187,694
<u>\$ 171,161</u>	<u>\$ 0</u>	<u>\$ 1,583,261</u>	<u>\$ 1,259,112</u>	<u>\$ 39,512</u>	<u>\$ 7,437,721</u>
<u>\$ 9,256</u>	<u>\$ 0</u>	<u>\$ (163,537)</u>	<u>\$ (122,611)</u>	<u>\$ (9,035)</u>	<u>\$ (1,582,004)</u>





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

**SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS  
FOR THE YEAR ENDED MARCH 31, 2011**

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<b><u>FEDERAL GRANTOR</u></b>			
<b><u>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT:</u></b>			
<b>Public Housing:</b>			
Low Rent Public Housing - subsidy	A - Major	14.850	\$ 3,862,711
Resident Opportunity & Supportive Services	B - Nonmajor	14.870	137,600
Capital Fund Program	A - Major	14.872	1,933,047
ARRA - Capital Fund Competitive Grant	A - Major	14.884	1,336,902
ARRA - Capital Fund Recovery Grant	A - Major	14.885	501,402
<b>Section 8 Housing Assistance Program:</b>			
New Construction	A - Major	14.182	347,917
Housing Choice Voucher	A - Major	14.871	<u>1,039,284</u>
<b>TOTAL FEDERAL FINANCIAL AWARDS</b>			<b>\$ <u>9,158,863</u></b>
<b>Threshold for Type A &amp; Type B</b>			<b>\$ <u>300,000</u></b>

The accompanying notes are an integral part of this schedule.

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

**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED MARCH 31, 2011**

**NOTE A - BASIS OF PRESENTATION:**

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

**NOTE B - SUBRECIPIENTS:**

The Housing Authority of the City of Meridian provided no federal awards to subrecipients during the fiscal year ending March 31, 2011.

**NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:**

- The Housing Authority of the City of Meridian received no federal awards of non-monetary assistance that are required to be disclosed for the year ended March 31, 2011.
- The Housing Authority of the City of Meridian had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended March 31, 2011.
- The Housing Authority of the City of Meridian maintains the following limits of insurance as of March 31, 2011:

Property	\$ 50,000,000
Liability	\$ 1,000,000
Commercial Auto	\$ 1,000,000
Worker Compensation	Statutory
Public Officials Liability	\$ 2,000,000
Flood	\$ 500,000

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

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

**SUPPLEMENTAL INFORMATION  
SPECIAL REPORTS**

**FOR THE FISCAL YEAR ENDED MARCH 31, 2011**

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

**SCHEDULE AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS**

**March 31, 2011**

**Annual Contributions Contract A-2392**

**PHASE MS26P004-501-08**

1 The Actual Modernization Costs of Phase 501-08 were:

Funds Approved	\$ 2,000,660
Funds Expended	<u>2,000,660</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 2,000,660
Funds Expended	<u>2,000,660</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$494,538.68 and accordingly were audited by Rector & Reeder, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated December 10, 2010, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All modernization costs have been paid and all related liabilities have been discharged through payment.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410-5000

OFFICE OF THE ASSISTANT SECRETARY  
FOR PUBLIC AND INDIAN HOUSING

**SEP 15 2010**

Mr. Ronald J. Turner, Sr.  
Executive Director  
Housing Authority of the City of Meridian  
P.O. Box 870  
Meridian, MS 39302-0870

Subject: Approval of Mixed-Finance Proposal and Evidentiary Documents  
Frank Berry Courts  
Project Number: MS0040000020

Dear Mr. Turner:

The Department of Housing and Urban Development (HUD) hereby approves the Mixed-Finance Proposal submitted by the Housing Authority of the City of Meridian (MHA) for the Frank Berry Courts (Project). This submission, together with supplemental document submissions, satisfies the requirements set forth in 24 CFR 941, subpart F. This approval is subject to the conditions contained in this letter.

HUD hereby approves the form of evidentiary documents submitted by MHA for Frank Berry Courts, as described in Exhibit E of the Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (Mixed-Finance Amendment). As MHA has satisfied all other requirements of 24 CFR 941, subpart F, HUD hereby authorizes MHA to have all evidentiary documents executed and recorded as necessary. Upon execution by the appropriate parties, the documents to be recorded must be filed for record in the order approved by HUD. The Declaration of Restrictive Covenants must be recorded first.

**Project Structure**

The Project includes the construction of 113 public housing/LIHTC units. Also included in the development are two non-residential buildings that will be renovated to become a management office and community and social services building, both of which will be modernized. The Project's unit distribution is summarized below:

<b>Public Housing/LIHTC Units</b>					
<b>Unit Type</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>Total</b>
Detached/Semi-Detached					
Elevator					
Row House	37	53	23		113
Walk-up					
<b>Total Public Housing Units</b>					<b>113</b>

The Project will be constructed in accordance with Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act (ABA), Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act to provide accessibility, adaptability, and visitability. At minimum, a total of six units (five percent) will be accessible for mobility impaired persons and three units (in excess of two percent) will be accessible for hearing and sight impaired persons. Information on accessibility requirements can be found in PIH Notice 2006-13, which is located on HUD's website at the follow internet address:  
<http://www.hud.gov/offices/pih/publications/notices/06/pih2006-13.pdf>

The Developer is Michaels Development Company, Inc. The Owner Entity is Berry Court Associates, L.P., a Mississippi limited partnership. The sole General Partner, the Berry Court-Michaels, L.L.C., a Mississippi limited liability company, which will own a .01% interest in Owner Entity. NEF Assignment Corporation, the Investor Limited Partner, will purchase a 99.99% interest in the Owner Entity and provide an equity investment in return for four percent Low-Income House Tax Credits.

### **Construction Financing**

As shown in Attachment D-1, the Project's construction budget totals \$13,258,977. As, shown in Part A, the Investor Limited Partner will invest a total of \$323,295 in equity from the sale of Low-Income Housing and State Tax Credits allocated to the Project. Other sources of funds include a loan of Capital Fund Recovery Competition (CFRC) funds under the American Recovery and Reinvestment Act (ARRA) in the amount of \$6,970,158, a sellers note in the amount of \$471,141 and tax-exempt bond financing in the amount of \$5,494,383. As shown in Part B, MHA will use a total of \$470,000 for management improvements, housing authority administration, fees and cost, non-dwelling structures and common area furnishings.

### **Permanent Financing**

As shown in Attachment D-2, the Project's permanent budget totals \$11,333,618. As shown in Part A, the Investor Limited Partner will invest a total of \$2,805,901 in equity from the sale of Low-Income Housing and State Tax Credits allocated to the Project. Other sources of funds include a loan of Capital Fund Recovery Competition (CFRC) funds under the American Recovery and Reinvestment Act (ARRA) in the amount of \$8,056,576 and a sellers note in the amount of \$471,141. As shown in Part B, MHA will use a total of \$470,000 for management improvements, housing authority administration, fees and cost, non-dwelling structures and common area furnishings.

### **Total Development Cost Limits**

The budget for the Project, which is included as Exhibit F in the Mixed-Finance Amendment (Attachment E), results in a Total Development Cost (TDC) that is within the TDC limits imposed on public housing development projects in the City of Meridian, as specified in HUD Notice PIH 2010-20. The Project costs are at 47.80 percent of the TDC limits (Attachment E).

### **Subsidy Layering Review**

This Project has been reviewed using the subsidy layering guidelines published in the Federal Register on February 25, 1994. These guidelines state that a project receiving HUD assistance and LIHTCs is not subject to further review if its proposed syndication results in net proceeds of greater than 51 cents per dollar of tax credit allocation. If a project receives 51 cents or less, it is subject to review of its development costs, particularly builder's profit, development fees, and syndication costs as a percentage of total development costs.

We completed our analysis using \$4,064,910 the amount of tax credits available to the Project subject to the 15-year tax credit compliance period, and \$2,805,901, the amount of equity to be invested in the Project. Our review indicates that the Project will receive gross syndication proceeds of \$.69 per dollar of tax credit allocation ( $\$2,805,901/\$4,064,910$ ) and net syndication proceeds of \$.55 per dollar of tax credit allocation to the Investor Limited Partner ( $\$2,241,996/\$4,064,504$ ). To calculate the discounted net proceeds, we have taken the gross syndication proceeds and subtracted tax credit fees and other expenses relevant to completing the tax credit syndication, compounded equity installments received prior to the Project's Placed-in-Service Date and discounted installments received after this date (Attachments A-C). We then divided this number by the tax credits allocated to the Investor Limited Partner. The Project exceeds the threshold of 51 cents per dollar of tax credit allocation and represents a market rate of equity, given the current market for the purchase of tax credits. Therefore, no further review is required.

Nevertheless, my staff has conducted a detailed review of all development costs to determine that such costs are reasonable and to commit the least amount of public housing development funds necessary to make the proposed development financially feasible. Costs are within the Office of Public Housing's Cost Control and Safe Harbor Standards released by the Office of Public Housing Investments on April 9, 2003.

### **Financing Changes**

In the future, MHA should report any changes in the Project's financing or use of funds to HUD. The Project is subject to additional subsidy layering review if:

- The Project's sources or uses of funds, as detailed in the attached project budget, change by \$250,000 or by 10 percent of the amount previously disclosed, whichever is lower;
- Previously disclosed financial interests of persons or entities change by the lesser of \$50,000 or 10 percent of such interest;
- The annual tax credit allocation changes by more than 10 percent; or,
- The schedule of payment of tax credit equity is delayed from that disclosed in Attachment B.

MHA should send a letter informing HUD of the nature of the financing changes along with HUD Form 2880 to the Office of Public Housing Investments within 30 days of the change. At that time, a determination will be made as to whether another subsidy layering review will be necessary.

### Next Steps

You may proceed to execute four copies of the Mixed-Finance Amendment for the Project. All four copies must be executed by MHA and then presented to the HUD Jackson Field Office, where Holly Bellino, the Director of Public Housing, will execute all copies on behalf of HUD. She will keep one copy for use by her office and return the other three copies to you. MHA should retain one copy and provide one copy to the Ownership Entity. The other copy should be returned to HUD with the final evidentiary binder, as noted below. Ms. Bellino is also authorized to sign the following documentation: 1) HUD Non-Disturbance Agreement and 2) Partial Release.

The Mixed-Finance Amendment assures that 113 units are public housing units for all purposes, including the Operating Fund, and that the units will be eligible to receive operating subsidy. Consequently, the public housing units must be managed and operated in compliance with all public housing requirements.

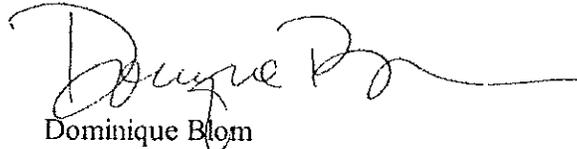
After execution and recordation of the evidentiary documents, MHA should provide HUD with a compact disc (CD) containing the electronic version (PDF file format) of all executed and recorded evidentiary materials for review and approval. Please submit the electronic version of the final evidentiary binder to Paula Rouse at HUD headquarters within 30 days of the recording of the HUD Declaration of Restrictive Covenants. MHA must include on the CD:

- the required opinions of counsel, together with a certification attesting that no changes to the evidentiary materials have been made since the documents were last submitted and approved by HUD, or if changes have been made, a list of all changes;
- a final title insurance policy that reflects the recordation of all liens, mortgages and encumbrances against the property, in the order approved by HUD;
- one original copy of the executed Regulatory and Operating Agreement; and,
- one original copy of the executed Mixed-Finance Amendment.

Following receipt and approval of the final evidentiary documents, ARRA funds will be made available to MHA in the Line of Credit Control System (LOCCS), pursuant to Exhibit F of the Mixed-Finance ACC Amendment.

Congratulations on reaching this major milestone in the development of Frank Berry Courts. We look forward to working with you toward final closing of this transaction. Please contact Paula Rouse, Grant Manager, at (202) 402-4050, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dominique Blom", with a long horizontal flourish extending to the right.

Dominique Blom  
Deputy Assistant Secretary  
Office of Public Housing Investments

Enclosures

cc: Holly Bellino, Director of Public Housing, Jackson Field Office

**ATTACHMENT A**

**SUBSIDY LAYERING ANALYSIS SUMMARY**

**Project Name, Sponsor and Phase Information**

Frank Berry Courts
Meridian Housing Authority

**Subsidy Layering Guideline Standards (see Note A)**

1. Builder/Gen. Contractor Profit (from rental term sheet)
2. Sponsor/Developer Profit (fee, from rental term sheet)
3. Syndication Exp. (other than bridge loan, as % of proceeds)
4. Net Equity Proceeds (per dollar of LIHTC to investor)

This Project	Approval for Exceeding Safe Harbor?	Safe Harbor	Ceiling Standard
6.0%	Y	6%	14% Gen Cond + OH&P
11.9%	Y	9%	12%
6.3%	NA	5%	12%
\$0.55	NA	Mkt. Price	Min. of \$0.51

**NET EQUITY PROCEEDS FROM SYNDICATION (Calculation of Guideline Standard 4)**

<b>1. Gross LIHTC Equity Syndication Proceeds from Investor</b>		\$	2,805,901
Memo only: Gross equity contribution per dollar of tax credit allocation =	<u>\$</u>	<u>0.69</u>	
<b>2. Equity Proceeds Not Available for Project Uses</b>			
<b>Bridge Financing Costs (on loans against deferred equity) (Note B)</b>			
Bridge loan interest		\$	188,360
Bridge loan costs other than interest (lender legal, fees, etc.)		\$	164,000
<b>Other Syndication Fees and Expenses (Note C)</b>			
Ownership entity organizational and legal cost			
Syndication fees paid from gross syndication proceeds		\$	48,000
Tax credit fees (to LIHTC-awarding agency, etc.)		\$	104,000
Other syndication fees and costs (accounting, cost certification, etc.)		\$	25,376
Total deductions from equity syndication proceeds			(529,736)
<b>3. Adjustment for Early/Late Installments (see Attachment C)</b>			
Gross equity syndication proceeds (from Attachment B) of:		\$2,805,901	
adjusted to present value as of the placed-in-service date of:		7/1/2011	
by compounding (discounting) equity installments at annual rate* of:		3.25%	
results in a net positive (negative) adjustment of:			(34,169)
* Use project bridge loan rate (if applicable), or other appropriate rate, e.g., the "Prime" bank lending rate as of:		12/16/2008	
<b>4. Present Value of Net Equity as of Place-In-Service Date</b>		\$	<u>2,241,996</u>
<b>5. Amount of Equity Contribution Per Tax Credit Dollar</b>			
Net Equity Proceeds as of the Placed-in-Service Date (from 4, above)		\$	2,241,996
Tax credit allocation over 10 years (from tax credit award letter):		\$	4,064,910
multiplied by investor's ownership % (from LP or LLC doc's):	X		99.99%
equals LIHTC Allocation to Investor:		\$	<u>4,064,504</u>
<b>6. Net Equity Contribution per Dollar of Tax Credit to Investor =</b>		\$	<u>0.55</u>
(Net equity proceeds divided by LIHTC allocation to investor)			

**Notes:**

- (A) These are the HUD Subsidy Layering Guideline Standards, as modified from time-to-time by Cost Control and Safe Harbor Standards for Rental Mixed-Finance Development published by the HUD Office of Public Housing Investments
- (B) Analysis must confirm that only reasonable, market-rate bridge loan interest and costs are recognized (to avoid excess profits that may result when loans are not negotiated through arm's-length transactions).
- (C) Syndication expenses are total costs (other than bridge loan interest and costs) incurred by the owner in obtaining cash for the sale of tax credits to investors. Include only those expenses incurred because of the extraordinary legal, organizational and accounting services and activities associated with utilizing tax credits.

**ATTACHMENT B**

**SYNDICATION PROCEEDS**

**Frank Berry Courts**

Placed-in-Service Date: July 1, 2011  
 (Use the projected or estimated date of receipt of the final Certificate(s) of Occupancy for the project units.)

Source of Installment Information:

tax credit letter- rental term sheet

Equity Installment Number		Months	Equity Installment Amount	Expected Date of Installment
1	Number of Months Before the Placed-in-Service Date:	10	\$ 194,241	September 10, 2010
2	Number of Months Before the Placed-in-Service Date:	4	\$ 129,054	March 10, 2011
3	Number of Months After the Placed-in-Service Date:	2	\$ 780,733	September 10, 2011
4	Number of Months After the Placed-in-Service Date:	8	\$ 1,604,406	March 10, 2012
5	Number of Months After the Placed-in-Service Date:	9	\$ 97,467	April 1, 2012
6	Number of Months	0		
7	Number of Months	0		
8	Number of Months	0	\$ -	
9	Number of Months	0	\$ -	
10	Number of Months	0	\$ -	
11	Number of Months	0	\$ -	
12	Number of Months	0	\$ -	
<b>Total of All Equity Installments</b>			<b>\$ 2,805,901</b>	

ATTACHMENT C

EQUITY INSTALLMENTS -- PRESENT VALUE ADJUSTMENTS

Summary of adjustments to equity installments: compounding of early installments and discounting of late installments (relative to the "placed-in-service" date of the project).

Placed-in-Service Date: 07/01/11  
 Compounding/Discounting Rate: 3.25%

Frank Berry Courts

Equity Installment Number	Equity Installment Amount	Present Value of Installments as of the Placed-in- Service Date	Installment Value Increase (Decrease)
1	\$ 194,241	\$ 199,566	\$ 5,325
2	129,054	130,458	1,404
3	780,733	776,521	(4,212)
4	1,604,406	1,570,064	(34,342)
5	97,467	95,123	(2,344)
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
<b>Total</b>	<b>\$ 2,805,901</b>	<b>\$ 2,771,732</b>	<b>\$ (34,169)</b>

**Capital Fund Recovery Competition Grant Sources and Uses  
(CONSTRUCTION PERIOD)**

Grantee or Applicant HA: **The Housing Authority of the City of Meridian**

Development Name and Phase: **FRANK BERRY COURT**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units (this Phase)
Number of Units (entered on Unit Mix worksheet):	113	-	-	-	113

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan (ARRA/CFRC)	Loan	\$ 6,970,158	\$ -	\$ -	\$ 6,970,158
Public Housing Capital Assistance: Grant	Grant	\$ -	\$ -	\$ -	\$ -
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ 323,295	\$ -	\$ 323,295
Other: Tax-Exempt Financing	Loan	\$ -	\$ 5,494,383	\$ -	\$ 5,494,383
Other: Deferred Development Fee	Loan	\$ -	\$ -	\$ -	\$ -
Sellers Note	Loan	\$ -	\$ -	\$ 471,141	\$ 471,141
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
<b>Total Development Sources (Part A)</b>		\$ 6,970,158	\$ 5,817,678	\$ 471,141	\$ 13,258,977

Part B: Additional Sources	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total	
Public Housing Capital Assistance: (ARRA/CFRC)	\$ 470,000	\$ -	\$ -	\$ 470,000	
Other:	\$ -	\$ -	\$ -	\$ -	
Other:	\$ -	\$ -	\$ -	\$ -	
<b>Total Additional Sources (Part B)</b>	\$ 470,000	\$ -	\$ -	\$ 470,000	
<b>Total Sources this Phase (Parts A and B)</b>	\$ 5,683,663	\$ 7,440,158	\$ 5,817,678	\$ 471,141	\$ 13,728,977

Part A: Development Uses	HUD Bdg't Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ 825,197	\$ 3,481,214	\$ -	\$ 4,306,411
Builder's General Requirements	1460	\$ 49,638	\$ 256,747	\$ -	\$ 306,385
Builder's Overhead	1460	\$ 16,546	\$ 85,582	\$ -	\$ 102,128
Builder's Profit	1460	\$ 49,638	\$ 256,747	\$ -	\$ 306,385
Site Improvement	1450	\$ -	\$ 625,000	\$ -	\$ 625,000
Other: Community Facility	1470	\$ -	\$ 175,000	\$ -	\$ 175,000
<b>Subtotal: Development Construction Costs</b>		\$ 941,018	\$ 4,880,290	\$ -	\$ 5,821,308

Development Soft Costs	HUD Bdg't Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ 559,359	\$ -	\$ 471,141	\$ 1,030,500
Accounting and Cost Certification	1430	\$ 25,376	\$ -	\$ -	\$ 25,376
Appraisal / Mkt Study Expense	1430	\$ 22,300	\$ -	\$ -	\$ 22,300
Architect & Engineer Fees	1430	\$ 369,278	\$ -	\$ -	\$ 369,278
Environmental Assessment, Testing & Cleanup	1430	\$ 53,883	\$ -	\$ -	\$ 53,883
Financing & Application Exp., Lender	1430	\$ -	\$ 94,624	\$ -	\$ 94,624
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 104,000	\$ -	\$ 104,000
Insurance, Construction Period	1430	\$ 57,079	\$ -	\$ -	\$ 57,079
Interest, Construction & Bridge Loan(s)- (Bonds)	1430	\$ -	\$ 195,565	\$ -	\$ 195,565
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 164,000	\$ -	\$ 164,000
Marketing & Lease-up Expense	1430	\$ 66,500	\$ -	\$ -	\$ 66,500
Permits, Construction & Utility Hookup	1430	\$ -	\$ -	\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 30,000	\$ -	\$ -	\$ 30,000
Title & Recording Fees	1430	\$ 120,000	\$ -	\$ -	\$ 120,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 648,492	\$ -	\$ -	\$ 648,492
Other: Reserves (ACC) & Operating		\$ -	\$ -	\$ -	\$ -
Other: Furnishings for Common Areas	1475	\$ 120,000	\$ -	\$ -	\$ 120,000
Other: Bond Issuance Fees		\$ -	\$ 185,000	\$ -	\$ 185,000
Other: Relocation Expense	1495	\$ 113,000	\$ -	\$ -	\$ 113,000
Other: Drawn as Collateral for Construction Bonds		\$ 3,793,872	\$ -	\$ -	\$ 3,793,872
Other: Syndicator Fees		\$ -	\$ 48,000	\$ -	\$ 48,000
Other: Admin PHA	1410	\$ 50,000	\$ -	\$ -	\$ 50,000
Other: Developer Fee		\$ -	\$ 146,200	\$ -	\$ 146,200
<b>Subtotal: Development Soft Costs</b>		\$ 8,029,140	\$ 937,389	\$ 471,141	\$ 7,437,669
<b>Total Uses for Development (Part A)</b>		\$ 6,970,158	\$ 5,817,679	\$ 471,141	\$ 13,258,977

Part B: Additional Uses	HUD Bdg't Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total	
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -	
Management Improvements, PHA	1408	\$ 25,000	\$ -	\$ -	\$ 25,000	
Administration, PHA	1410	\$ 255,000	\$ -	\$ -	\$ 255,000	
Fees & Costs	1430	\$ 150,000	\$ -	\$ -	\$ 150,000	
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -	
Audit	1411	\$ 5,000	\$ -	\$ -	\$ 5,000	
Non-Dwelling Structures	1470	\$ 35,000	\$ -	\$ -	\$ 35,000	
Common Area Furnishing	1475	\$ -	\$ -	\$ -	\$ -	
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -	
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -	
<b>Total Additional Uses (Part B)</b>		\$ 470,000	\$ -	\$ -	\$ 470,000	
<b>Total Uses this Phase (Parts A and B)</b>		\$ 5,683,326	\$ 7,440,158	\$ 5,817,679	\$ 471,141	\$ 13,728,977

**Capital Fund Recovery Competition Grant Sources and Uses  
(PERMANENT FINANCING)**

*Attachment D-2*

Grantee or Applicant HA: The Housing Authority of the City of Meridian

Development Name and Phase: FRANK BERRY COURT

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	113	-	-	-	113

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan (ARRA/CFRC)	Loan	\$ 8,056,576	\$ -	\$ -	\$ 8,056,576
Public Housing Capital Assistance: Grant	Grant	\$ -	\$ -	\$ -	\$ -
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ 2,805,901	\$ -	\$ 2,805,901
Other:	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Deferred Development Fee		\$ -	\$ -	\$ -	\$ -
Other: Sellers Note		\$ -	\$ -	\$ 471,141	\$ 471,141
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
<b>Total Development Sources (Part A)</b>		\$ 8,056,576	\$ 2,805,901	\$ 471,141	\$ 11,333,618

Part B: Additional Sources	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (ARRA/CFRC)	\$ 470,000	\$ -	\$ -	\$ 470,000
Other:	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Sources (Part B)</b>	\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Sources this Phase (Parts A and B)</b>	\$ 8,526,576	\$ 2,805,901	\$ 471,141	\$ 11,803,618

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ 4,306,411	\$ -	\$ -	\$ 4,306,411
Builder's General Requirements	1460	\$ 306,385	\$ -	\$ -	\$ 306,385
Builder's Overhead	1460	\$ 102,128	\$ -	\$ -	\$ 102,128
Builder's Profit	1460	\$ 306,385	\$ -	\$ -	\$ 306,385
Site Improvement	1450	\$ 625,000	\$ -	\$ -	\$ 625,000
Other: Community Facility	1470	\$ 175,000	\$ -	\$ -	\$ 175,000
<b>Subtotal: Development Construction Costs</b>		\$ 5,821,308	\$ -	\$ -	\$ 5,821,308

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ 559,359	\$ -	\$ 471,141	\$ 1,030,500
Accounting and Cost Certification	1430	\$ 25,376	\$ -	\$ -	\$ 25,376
Appraisal / Mkt Study Expense	1430	\$ 22,300	\$ -	\$ -	\$ 22,300
Architect & Engineer Fees	1430	\$ 369,278	\$ -	\$ -	\$ 369,278
Environmental Assessment, Testing & Cleanup	1430	\$ 53,883	\$ -	\$ -	\$ 53,883
Financing & Application Expense, Lender	1430	\$ -	\$ 94,624	\$ -	\$ 94,624
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 104,000	\$ -	\$ 104,000
Insurance, Construction Period	1430	\$ 57,079	\$ -	\$ -	\$ 57,079
Interest, Construction & Bridge Loan(s) - (Bonds)	1430	\$ -	\$ 217,742	\$ -	\$ 217,742
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 205,000	\$ -	\$ 205,000
Marketing & Lease-up Expense	1430	\$ 66,500	\$ -	\$ -	\$ 66,500
Permits, Construction & Utility Hookup	1430	\$ -	\$ -	\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 30,000	\$ -	\$ -	\$ 30,000
Title & Recording Fees	1430	\$ 120,000	\$ -	\$ -	\$ 120,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Hard and Soft Contingency	1430	\$ 646,492	\$ 5,997	\$ -	\$ 652,489
Other: Reserves (ACC) & Operating		\$ -	\$ 970,872	\$ -	\$ 970,872
Other: Furnishings for Common Areas	1475	\$ 120,000	\$ -	\$ -	\$ 120,000
Other: Bond Issuance Fees		\$ -	\$ 185,000	\$ -	\$ 185,000
Other: Relocation Expense	1495	\$ 113,000	\$ -	\$ -	\$ 113,000
Other: Syndicator Fees		\$ -	\$ 48,000	\$ -	\$ 48,000
Other: Admin PHA	1410	\$ 60,000	\$ -	\$ -	\$ 60,000
Other: Developer Fee		\$ -	\$ 974,667	\$ -	\$ 974,667
<b>Subtotal: Development Soft Costs</b>	\$ 1,675,909	\$ 2,235,268	\$ 2,805,902	\$ 471,141	\$ 5,512,310
<b>Total Uses for Development (Part A)</b>		\$ 8,056,576	\$ 2,805,902	\$ 471,141	\$ 11,333,618

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ 25,000	\$ -	\$ -	\$ 25,000
Administration, PHA	1410	\$ 255,000	\$ -	\$ -	\$ 255,000
Fees & Costs	1430	\$ 150,000	\$ -	\$ -	\$ 150,000
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Audit	1411	\$ 5,000	\$ -	\$ -	\$ 5,000
Non-Dwelling Structures	1470	\$ 35,000	\$ -	\$ -	\$ 35,000
Common Area Furnishing	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Uses (Part B)</b>		\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Uses this Phase (Parts A and B)</b>		\$ 8,526,576	\$ 2,805,902	\$ 471,141	\$ 11,803,618

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

DEVELOPMENT NAME AND PHASE: Frank Berry Courts

using TDC and HCC limits published in HUD Notice PIH 2010-20 (HA) for: JACKSON, MISSISSIPPI

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const only)	(new const only)	Per Unit	Phase Totals
					Per Unit	Phase Totals	Per Unit	Phase Totals
Detached/Semi-Detached	0				\$ 70,761	\$ -	\$ 123,831	\$ -
	1				\$ 91,673	\$ -	\$ 160,427	\$ -
	2				\$ 104,245	\$ -	\$ 182,428	\$ -
	3				\$ 123,387	\$ -	\$ 215,928	\$ -
	4				\$ 145,019	\$ -	\$ 253,783	\$ -
	5				\$ 158,848	\$ -	\$ 277,984	\$ -
Row House	0				\$ 57,793	\$ -	\$ 101,137	\$ -
	1			37	\$ 76,031	\$ -	\$ 133,054	\$ 4,923,003
	2			53	\$ 91,337	\$ -	\$ 159,840	\$ 8,471,506
	3			23	\$ 110,410	\$ -	\$ 193,217	\$ 4,443,986
	4				\$ 131,467	\$ -	\$ 230,067	\$ -
	5				\$ 144,866	\$ -	\$ 253,520	\$ -
Walkup	0				\$ 50,951	\$ -	\$ 89,164	\$ -
	1				\$ 69,001	\$ -	\$ 120,751	\$ -
	2				\$ 87,702	\$ -	\$ 153,479	\$ -
	3				\$ 114,567	\$ -	\$ 200,492	\$ -
	4				\$ 142,245	\$ -	\$ 248,928	\$ -
	5				\$ 160,111	\$ -	\$ 280,194	\$ -
Elevator	0				\$ 58,163	\$ -	\$ 89,861	\$ -
	1				\$ 78,629	\$ -	\$ 125,806	\$ -
	2				\$ 101,094	\$ -	\$ 161,750	\$ -
	3				\$ 134,792	\$ -	\$ 215,667	\$ -
	4				\$ 188,490	\$ -	\$ 289,583	\$ -
	5				\$ 190,955	\$ -	\$ 305,528	\$ -
	6				\$ 213,420	\$ -	\$ 341,472	\$ -
				113	\$ -	\$ -	\$ 17,838,493	\$ -

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

Number of public housing units to be demolished or lost to conversion (total, all phases);  
 (Minus) the number of replacement PH units to be built back on the original site (total, all phases)  
 Equals PH units demolished and not replaced on the original PH site (total, all phases)

0  
0  
0

% of units: 0%

(This portion of demolition cost is excluded from TDC limit)

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demolition Funds  
 Borrowed Funds to be Repaid with Public Housing Capital Assistance

\$ 8,526,576  
\$ -

\$ 8,526,576

Total Sources of Public Housing Capital Assistance

Step 8. Enter All Uses of Public Housing Capital Assistance

Community and Supportive Services ("CSS" - for HOPE VI projects only)  
 Management Improvements, PHA Administration, PHA Fees and Costs (planning, program, insurance, initial oper. defect, etc.)  
 Site Acquisition (cost of sites w/o structures to be retained as "housing")  
 Site Improvement (streets, site improvements and public improvements)  
 Dwelling Structures, Rehab (cost to rehab existing PH units only)  
 Dwelling Structures, New Const (w/OH+P, finish landscape + on-site utility)  
 Dwelling Structures, Acquisition (cost of existing units, + rehab cost)  
 Dwelling Equip, New Const (for new construction units only)  
 Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)  
 Non-dwelling Structures (community facilities, social service space, etc.)  
 Non-dwelling Equipment (e.g., vehicles)  
 Demolition (per unit total of all items & environmental remediation costs)  
 Relocation (moving expenses, & PHA cost of full-time field staff)

HUD Bdgt Line Item

1408	\$ -
1403	\$ 25,000
1410	\$ 305,000
1430	\$ 1,547,909
1440	\$ 559,359
1450	\$ 625,000
1460	\$ 5,021,308
1460	\$ -
1460	\$ -
1465	\$ -
1465	\$ -
1470	\$ 175,000
1475	\$ 155,000
1485	\$ -
1495	\$ 113,000

\$ 8,526,576

Total Uses of Public Housing Capital Assistance

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BUI 1485)  
 Minus: % of Demo Costs Excluded as "Additional Project Costs" (from Step 6)  
 Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs"

\$ -  
\$ -

Step 10. Enter Extraordinary Site Cost (for HOPE VI projects only)

Community & Supportive Services ("CSS" - for HOPE VI projects only)  
 Minus: Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit)  
 Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit)

\$ -  
\$ 8,526,576

Total Development Cost Limit (from Step 3 above)

\$ 17,838,493

Public Housing Capital Assistance for Housing Construction Costs  
 Dwelling Site Costs, New Const (w/OH+P, finish, landscape + on-site utility)  
 Dwelling Equipment, New Const (not already on load in 1460)  
 Total Housing Construction Cost

1460  
1465

\$ -  
\$ -

Housing Construction Cost Limit (if any, from Step 3 above)

Step 11. Review Results

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

47.80%

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

NA (rehab/acq only)

**MIXED-FINANCE AMENDMENT  
TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT**

**Section 1.** This Mixed-Finance Amendment to Consolidated Annual Contributions Contract (“**Mixed-Finance ACC Amendment**”) is entered into between the United States Department of Housing and Urban Development (HUD) and the Housing Authority of City of Meridian (the “**Authority**”) and covers the public housing units and related appurtenances, which is part of: (A) Public Housing Project name: Frank Berry Courts (the “**Project**” or the “**Project Units**” as further defined in Section 5(K)); (B) which has a Public Housing Project number of MS004000020; and (C) which is part of a larger development known as Frank Berry Courts (the “**Development**,” as further defined in Section 5(K)).

**Section 2.** Funding derived from the following Capital Fund Project Number, the Development Grant Project Number and/or HOPE VI Grant Agreement Number is dedicated for use in developing the Project and/or the Project Units in accordance with this Mixed-Finance ACC Amendment:

- (A) Capital Fund Project Number: MS0040000209F  
(ARRA Capital Funds \$8,526,576);
- (B) Development Grant Project Number: N/A;
- (C) HOPE VI Grant Agreement Number: N/A;
- (D) Moving to Work (“**MTW**”) Agreement Number: N/A.

**Section 3.** This Mixed-Finance ACC Amendment is an amendment to Consolidated Annual Contributions (ACC) Contract (Form HUD 53012A and Form HUD 53012B) Number A-2504, dated November 3, 1995, as Amendment Number 62.

**Section 4.** The ACC is amended to provide grant assistance for the Project identified in Section 2 and/or to add the Project Units to the ACC. This Mixed-Finance ACC Amendment is part of the ACC and incorporates Exhibits A-H, which are attached hereto.

**Section 5.** The following provisions are applicable to the Project:

- (A) Date of Capital Fund Project grant reservation:  
9/24/09 - MS00400000209F (ARRA Capital Funds \$8,526,576);
- (B) Date of Development Grant Project reservation: N/A.
- (C) Date of HOPE VI Grant Agreement obligation: N/A.
- (D) Number of Project Units to be developed: 113.

(E) Housing Type: Row-House.

(F)(1) For projects to be developed using Capital Funds, the total amount of Capital Funds authorized to be used for the Project (the Capital Fund Grant Authority) is: \$8,526,576 from Capital Fund Recovery Competition Funds,

(2) For projects to be developed using Development Grant Funds, the total amount of Development Grant Funds authorized to be used for the Project (the Development Grant Authority) is: N/A.

(3) For projects to be developed using HOPE VI Grant Funds, the total amount of HOPE VI Grant Funds authorized to be used for the Project is: N/A.

(4) For projects to be developed using MTW funds, the total amount of MTW Block Grant Funds authorized to be used for the Project is: N/A.

(G) The Project Units will be designated units in the mixed-finance development.

(H) The Project Units are eligible to receive public housing Operating Fund assistance (“**Operating Fund assistance**”) under section 9(e) of the United States Housing Act of 1937 (42 U.S.C. 1437, *et. seq.*) (“**the Act**”). If some or all of the Project Units are eligible to receive Operating Fund assistance, specify the number of eligible units (including the number of bedrooms per unit) that will be eligible to receive such assistance: 113 units; containing 212 bedrooms.

(I) The Project Units shall be ineligible to receive Capital Fund assistance in the future unless the Authority executes a project-specific ACC Capital Fund amendment in connection with the Projects Units.

(J) The definitions set forth in 24 CFR part 941, subpart F, are applicable to this Mixed-Finance ACC Amendment.

(K) As used in this Mixed-Finance ACC Amendment, the term “**Development**” shall refer to the entire housing facility, containing 113 dwelling units, being developed using a mixed-finance strategy, and the term “**Project**,” as used herein and as used in the ACC with respect to Project Number MS004000020 shall refer to all 113 units of the Development (containing 212 bedrooms) which shall be developed and continuously set aside, operated, and maintained as public housing units (the “**Project Units**”). Nothing contained herein shall be construed as requiring that any dwelling units included in the Development shall at any time be maintained and operated in accordance with the ACC, or constitute part of a “project” as defined in the ACC, other than the units constituting from time to time the Project Units.

#### Section 6 - Authority certifications and assurances.

(A) By executing this Mixed-Finance ACC Amendment, the Authority certifies to

HUD and, as applicable, agrees that:

(1) it has executed with HUD a 1995 version of the ACC to facilitate the execution of this Mixed-Finance ACC Amendment;

(2) any Project Units to be newly constructed at the Development with Capital Funds under section 9(d) of the Act, or with Operating Funds under section 9(g)(2) of the Act (applicable to small Authorities, only), are eligible to receive formula funding in accordance with the requirements set forth in section 9(g)(3) of the Act;

(3) any Project Units to be added by this Mixed-Finance ACC Amendment constitute public housing replacement units in accordance with 24 CFR § 941.102(c);

(4) the Project will be developed in accordance with the HUD-approved budget and sources and uses set forth in Exhibit F of this Mixed-Finance ACC Amendment, and in accordance with the HUD-determined total development cost (TDC) limits for the Project;

(5) it has the legal authority under State and local law to develop public housing units through the establishment or selection of an owner entity (the "**Owner Entity**"), and to enter into all agreements and provide all assurances required under 24 CFR part 941 (subpart F), the HUD-approved proposal submitted by the Authority under 24 CFR part 941, subpart F ("**the Proposal**"), and this Mixed-Finance ACC Amendment. The Authority also warrants that it has the legal authority under State and local law to enter into any proposed partnership and to fulfill its obligations as a partner thereunder, and that it has obtained all necessary approvals for this purpose;

(6) it will ensure that the requirements for admission to, continued occupancy of, management, and modernization of the Project Units are in accordance with all requirements applicable to public housing, including the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of regulatory requirements), the ACC, this Mixed-Finance ACC Amendment, the HOPE VI Grant Agreement and the HOPE VI Revitalization Plan for the Project (if applicable), the HUD-approved mixed-finance proposal under 24 CFR part 941 (subpart F) relating to the Project (the "**Proposal**"), the Authority's standard public housing admissions and occupancy policies adopted in accordance with Federal law and described in the Authority's approved Public Housing Agency Annual Plan, or any approved amendment to the Plan (the "**Plan**") or any contrary provisions in the MTW Agreement; *provided, however*, that the Authority may adopt modifications of its standard public housing admissions and occupancy policies for purposes of its mixed-finance projects generally, or specifically for the Project, to the extent these modifications conform with the requirements of Federal law, including but not limited to 24 CFR parts 903, 960, and 966 (and expressly including tenants' advance notice and comment rights afforded by 24 CFR § 966.3 and § 966.52 relating to modifications of standard public housing lease and grievance procedures, respectively), and such modified admissions and occupancy policies are described in the Plan and made applicable to the Project prior to occupancy, and all other pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (the requirements set forth in subparagraphs (6) and (7) of this Section 6(A) are hereafter

to be collectively referred to as the “**Applicable Public Housing Requirements**”);

(7) it will ensure that the Project is developed in accordance with all requirements applicable to the development of public housing, including, without limitation, the Act, the ACC (except that any requirement set forth in the ACC shall be superseded by a modified requirement set forth in this Mixed-Finance ACC Amendment), the Mixed-Finance ACC Amendment, the Proposal, the HUD-approved declaration of restrictive covenants to be recorded against the Development (the “**Declaration**”), the HOPE VI Grant Agreement and the HOPE VI Revitalization Plan (if applicable), and all other pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time.

(8) there is no action, proceeding, or investigation now pending, nor any basis therefore, known or believed to exist by the Authority, which: (i) questions the validity of this Mixed-Finance ACC Amendment, or any action taken, or to be taken, under it, or; (ii) is likely to result in any materially adverse change in the authorities, properties, liabilities, or condition (financial or otherwise) of the Authority or the Proposal, or of any participating party, that would materially or substantially impair the Authority’s or such participating party’s ability to perform any of the obligations imposed upon it under the Proposal and this Mixed-Finance ACC Amendment;

(9) it has obtained all Federal, State, and local government approvals, permits and reviews required by law, or reasonably required by HUD, to be obtained by the Authority for commencement of the activities set forth in the Proposal, and all participating parties have obtained all such approvals, permits and reviews required to be obtained by the participating parties for commencement of such activities;

(10) it will develop the same number of public housing units as approved by HUD in the Proposal, and will do so within the TDC limits approved by HUD;

(11) if the Authority will pay for more than its pro rata share of the cost of common area improvements related to the Development, it further agrees that the common area improvements will benefit all residents of the Development;

(12) to the extent the Authority’s Proposal provides that public housing units within a Development will not be specifically designated as public housing units, but will be a fixed percentage of the housing units and number of bedrooms developed under the Proposal, the Authority agrees to provide additional binding assurances that the percentage of public housing units, and the percentage of bedrooms, to be developed under the Proposal are maintained by the Owner Entity for the term of the low income use restrictions;

(13) it will immediately notify HUD of (i) any material change in any representations, statements, certifications or other matters contained in the Authority’s Proposal, this Mixed-Finance ACC Amendment, and/or the HOPE VI Revitalization Plan (if applicable), and (ii) any default of which it has notice under any agreement submitted to HUD as part of the evidentiary materials hereunder;

(14) it will ensure that the portion of reserves to be replenished with Operating Fund assistance provided under section 9(e) of the Act (the “**Project Reserves**”) shall remain dedicated for use in operating and maintaining the Project Units, or shall be returned to the Authority for use in connection with its other public housing projects;

(15) it will ensure that the Applicable Public Housing Requirements are binding upon the Owner Entity and any partner of the Authority and, to the extent determined necessary by HUD, upon any other participating party. In addition, in the event of any noncompliance with the requirements of the Applicable Public Housing Requirements, the Authority agrees to take all necessary enforcement action to ensure such compliance or, alternatively to pursue any legal or equitable remedies that HUD deems appropriate;

(16) the representations, statements, certifications and other matters contained in the Proposal were, to the best of the Authority’s information and belief, true and complete in all material respects as of the dates of submission of the Proposal to HUD (including the dates of any separate submissions for a specific phase), and upon the execution of this Mixed-Finance ACC Amendment and will continue to be true and complete in all material respects as of the date of any amendment to this Mixed-Finance ACC Amendment, except as modified by such amendment (and any corollary modification to the Proposal that the Authority deems necessary);

(17) this Mixed-Finance ACC Amendment has been executed and delivered by the Authority in such a manner and form as to comply with all applicable laws so as to make this Mixed-Finance ACC Amendment the valid and legally binding act and agreement of the Authority;

(18) it will use, or ensure the use of, Program Income during the grant period, in accordance with 24 CFR § 85.25, only for eligible program costs or other affordable housing purposes as outlined in that certain HUD-approved Program Income Certification, attached hereto as Exhibit H, and incorporated herein by this reference. The Authority agrees that after the end of the award period, any gross income received by the Authority or a subgrantee that was directly generated by a grant-supported activity (or earned only as the result of funding provided under Section 2 of this Mixed-Finance ACC Amendment), including, without limitation, principal and interest on loans made with grant funds, will be utilized solely for eligible program costs or other affordable housing purposes. This covenant will survive any termination of the grant and, at HUD’s direction, may be incorporated into any documentation related to the closeout of the grant; and

(19) it will take all steps necessary to ensure that, in the event of a foreclosure or other adverse action brought against the Owner Entity with respect to the Development (including, but not limited to the Project Units), the operation of the Project Units will not be adversely affected.

(B) The Authority warrants that it will include, or cause to be included:

(1) in all its agreements or contracts with the partner, the Owner Entity, and/or other participating parties receiving Development Grant Funds and/or Capital Funds under section 9(d) of the Act, HOPE VI Grant Funds under a HOPE VI appropriations act or section 24 of the Act,

and/or Operating Funds under section 9(e) of the Act, an acknowledgement that a transfer of Development Grant Funds, Capital Funds, HOPE VI Grant Funds and/or Operating Funds by the Authority to the partner, the Owner Entity, or other participating party will not be (and shall not be deemed to be) an assignment of Development Grant Funds, Capital Funds, HOPE VI Grant Funds, and/or Operating Funds, and the partner, Owner Entity, or other participating party will not succeed to any rights or benefits of the Authority under the ACC or this Mixed-Finance ACC Amendment, or the HOPE VI Grant Agreement, if applicable, or attain any privileges, authorities, interests, or rights in or under the ACC or this Mixed-Finance ACC Amendment, or the HOPE VI Grant Agreement, if applicable.

(2) in all its agreements or contracts with the partner, the Owner Entity, or other participating parties, and in all contracts with any party involving the use of Development Grant Funds, Capital Funds, HOPE VI Grant funds, and/or Operating Funds, a provision that nothing contained in the ACC or this Mixed-Finance ACC Amendment, or the HOPE VI Grant Agreement, if applicable, nor in any agreement or contract between the parties, nor any act of HUD, the Authority, or any of the parties, will be deemed or construed to create any relationship of third-party beneficiary, principal and agent, limited or general partnership, joint venture, or any association or relationship involving HUD; provided, however, that the mortgagee under the first mortgage or deed to secure debt and note secured thereby, as said documents are more specifically identified in Exhibit E hereto (respectively, referred to herein as the “**First Mortgage**” and “**Note**”) shall be entitled to rely upon Section 12(C) and (D) of this Mixed-Finance ACC Amendment.

(C) The Authority hereby acknowledges that HUD has approved the Proposal in reliance upon the Authority’s representations that the Authority, the partner(s), the Owner Entity(ies), and other participating parties will, and the Authority hereby further agrees that it will, or will cause the participating parties to:

(1) carry out the activities ascribed to them in accordance with the Proposal and the approved evidentiary documents (as set forth in Exhibit E hereto) and the requirements of this Mixed-Finance ACC Amendment;

(2) complete those activities in accordance with the schedule set forth in Exhibit D, including the development of the Project Units;

(3) have (or will have when necessary to implement their activities in accordance with the Proposal), the financial capacity to assure carrying out the activities to their completion;

(4) invest, or cause to be invested, in the activities described in the Proposal a specific amount of funds in addition to the Capital Funds, Development Grant Funds, or the HOPE VI Grant Funds, as applicable, in accordance with Exhibit F.

(D) HUD has also relied upon the Authority’s, the Owner Entity’s, and the partner(s)’s representations that they and other participating parties, prior to the use of the Capital Funds, Development Grant Funds, or HOPE VI Grant Funds (as applicable) for the Proposal (and excepting front-end drawdown approved by HUD), will enter into legally binding agreements, as

approved by HUD as part of the evidentiary material identified in Exhibit E to this Mixed-Finance ACC Amendment, evidencing the commitments of all parties necessary for completion of the Proposal, in compliance with the requirements of this Mixed-Finance ACC Amendment.

**Section 7 - Evidentiary Materials.**

(A) **Content.** The Authority shall submit to HUD for review and approval the evidentiary materials specified in Exhibit E to this Mixed-Finance ACC Amendment. Such evidentiary materials must be submitted in the form of legally binding and enforceable commitments of the participating parties to undertake and complete specified activities connected with the Proposal, as set forth below:

(1) **Evidence of Contracts**

Evidence of contractual commitments submitted to HUD must include all documents evidencing the contractual commitments, with an opinion of counsel attached (see paragraph (B)(2) of this section regarding the proper form for opinions of counsel).

(2) **Evidence of Loans, Closings, Bond Sales.**

(i) Evidence of a loan must be submitted in the form of copies of fully executed notes, deeds, bonds, indentures, loan agreements, and other documents, which must contain sufficient

evidence (satisfactory to HUD) to enable HUD to determine: that the loan has been closed and the funds are irrevocably committed and available to the borrower; the principal amount of the loan; its purposes (interim or permanent); and the authorized use of loan funds; the identity of the security for the loan; the term of the loan; the interest rate (and/or any other form of participation) under the loan; the repayment provisions; the default provisions; the identity of all parties to the loan; with an opinion of the Owner Entity's (and/or any other borrower's) counsel addressed to HUD in accordance with the requirements of paragraph (B)(2) of this section.

(ii) If bonds or limited partnership interests are sold to finance the Proposal, the evidence must include a statement from the trustee or depository of the proceeds certifying that the bonds or limited partnership interests have been sold and the amount of the proceeds that are available immediately for the implementation of the Proposal, and must have an opinion of the Owner Entity's (and/or any other borrower's) counsel addressed to HUD in accordance with paragraph (B)(2) of this section. In the event that any portion of the proceeds of the sale of the bonds or limited partnership interests are to be made available over an extended period, or for any other reason are not immediately available in accordance with the Proposal, evidence of "bridge financing" loan(s) in such amount (secured by pledges from the limited partners or in another manner which does not encumber the Project), or other evidence satisfactory to HUD, must be submitted as part of the evidentiary materials, in accordance with paragraph (1) of this section. Notwithstanding the foregoing, the requirement for bridge loan financing will be waived to the extent that such proceeds are necessary only to cover the payment of developer fees (provided that the receipt of such proceeds are timed to coincide with deferred payments to the developer

for its fees).

**(3) Evidence of Other Financing and Funding Sources (including other Federal, State and Local Commitments).**

(i) Whenever evidence is required in the form of a statement and opinion of counsel (or other party designated by HUD) that a participating party has irrevocably committed a specific amount of finances to carry out the commitment of that participating party under the Proposal, such evidence must be in the form of an opinion of counsel or such other party designated by HUD, made in accordance with paragraph (B)(2) of this section.

(ii) The opinion of counsel (or other party designated by HUD) must certify that: such party has examined the availability of the participating party's financing, or other funding source; state the amount and the source of such financing or other funding committed by the participating party to the Proposal; and state that such financing or other funding has been irrevocably committed by the participating party for use in carrying out the Proposal and such commitment is in the amount required under the terms of the Proposal.

**(4) Evidence of Title.**

(i) Evidence of fee simple or leasehold title to real property must be in the form of an original ALTA (or other form acceptable to HUD) policy of owner's or mortgagee's title insurance, which must identify the real property and the ownership interests of the Authority, Owner Entity, and other participating parties (as appropriate) as the owners or lessees of record of such property;

(ii) The title policy must also reflect any instruments securing any private or public financing, including any loan of Capital Funds, Development Grant Funds, or HOPE VI Grant Funds, as applicable, that have been recorded against the title, and also reflect that the Declaration, as required by Section 10 of this Mixed-Finance ACC Amendment, is the first encumbrance recorded against the Development to ensure that the Project Units are operated in accordance with the Applicable Public Housing Requirements for the period required by law and this Mixed-Finance ACC Amendment.

**(B) Form of evidentiaries.**

(1) **Submissions.** All documentary evidence submitted to HUD must be in the form of either duplicate original(s) of the fully executed document(s), or photographic copies of the fully executed original of the document(s), unless otherwise specified, with a certification attached that the document is a true and complete copy of the original.

**(2) Opinions of counsel.**

(i) Counsel must opine to the following for each document submitted as evidentiary material under Exhibit E to this Mixed-Finance ACC Amendment:

(a) An examination of the authority of all parties to the documents and all persons executing the documents on behalf of the parties has been made and that the parties and said persons were authorized to enter into and execute the documents; and

(b) Each document constitutes a valid and legally enforceable agreement or contract under the laws of the Authority's State and the commitments and/or agreements evidenced thereby can be carried out in accordance with their terms under State and local law, and conform to the provisions of the Proposal approved by HUD and the requirements of this Mixed-Finance ACC Amendment, and that there is nothing in such document that conflicts with, or is inconsistent with, the Proposal and this Mixed-Finance ACC Amendment.

(ii) Minimally, separate written opinions of the Authority's counsel and the Owner Entity's counsel are required.

(iii) Counsel may rely upon the certification of other persons, or the written statements or opinions of other counsel, provided that a copy of each such certification, statement, or opinion must be attached to the opinion of that counsel.

(iv) If counsel predicates an opinion upon "information and belief," then in all such cases the counsel's opinion must contain, or have attached thereto, a statement or description of all of the information upon which the belief of counsel is predicated.

(C) **Amendment of approved evidentiaries.** After HUD has approved an evidentiary submitted in accordance with this Mixed-Finance ACC Amendment, the evidentiary may not be amended in any material respect without the prior written approval of HUD.

#### **Section 8 - Draw down of Funds.**

(A) The Authority shall ensure that grant funds are expended only in accordance with the requirements set forth in this Mixed-Finance ACC Amendment and the approved budget set forth in Exhibit F to this Mixed-Finance ACC Amendment.

(B) In the event that funds in addition to those set forth in the budget(s) at Exhibit F are received from any source in connection with the Development, such excess funds may only be used, as approved by HUD in writing, for: (1) cost overruns; (2) additional betterments; or (3) other purposes for the benefit of the Project residents and/or the Development.

(C) Notwithstanding any contrary requirement set forth in 24 CFR §85.21, the Authority shall request all draw downs of grant funds under the Line of Credit Control System - Voice Response System (LOCCS-VRS), unless and until another payment system is designated by HUD. The Authority shall comply with all rules, guidelines and notices established for the development of public housing under the LOCCS-VRS system, or any substitute system, in connection with the draw down of Development Grant Funds, Capital Funds, or HOPE VI Grant Funds, if applicable. If HUD designates an alternative payment system, it shall be based on 24 CFR §85.21.

(D) HUD may withhold payments under this Mixed-Finance ACC Amendment in

accordance with 24 CFR §85.21(g), except that indebtedness of the Authority to the United States which is not related to a Project under this Mixed-Finance ACC Amendment shall not be the basis for withholding payments under this Mixed-Finance ACC Amendment pursuant to 24 CFR § 85.21(g)(1)(ii).

(E) After HUD provides the Authority with written notification that the evidentiaries listed in Exhibit E have been reviewed and approved, the Authority may request a draw down of grant funds pursuant to the approved budget in Exhibit F.

(F) The Authority may utilize grant funds, in accordance with the budget under Exhibit F, for publication costs of reports or other media relating to Project accomplishments or results, which are allowable costs pursuant to OMB Circular A-87, Schedule B, paragraph 23.

(G) No grant funds may be drawn down under this Mixed-Finance ACC Amendment during any period in which the Authority has failed to file with HUD any overdue financial report(s).

#### **Section 9 - Covenant Against Disposition and Encumbrances.**

With respect only to the Project under this Mixed-Finance ACC Amendment, Section 7 of the ACC is modified in its entirety to read as follows:

(A) Neither the Project Units nor any part thereof shall be demolished or disposed of, other than in accordance with the terms of the Applicable Public Housing Requirements, so long as this Mixed-Finance ACC Amendment remains in force with respect to the Project. With the exception of (1) the First Mortgage and any mortgage(s) held by the Authority that have been approved by HUD, (2) dwelling leases with eligible families for the Project Units; and (3) normal uses associated with the operation of the Project, neither the Project nor any portion thereof shall be encumbered in any way, nor the assets of the Project pledged as collateral for a loan, without the prior written approval of HUD.

(B) No transfer, conveyance, or assignment shall be made without the prior written approval of HUD of: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "**Controlling Interest**") of the Owner Entity; or (ii) a Controlling Interest in any entity which has a Controlling Interest in the Owner Entity; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed-Finance ACC Amendment, any other interest in the Owner Entity, or in any partner or member thereof.

(C) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner Entity transfers a non-controlling and non-managing interest in the business organization provided that the Owner Entity: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner Entity.

(D) HUD will not unreasonably withhold, delay, or condition a request by the Owner Entity for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner Entity or any of the partners, members or stockholders of the Owner Entity.

**Section 10 - Declaration of Restrictive Covenants.**

With respect only to the Project under this Mixed-Finance ACC Amendment, Section 8 of the ACC is modified in its entirety to read as follows:

The Authority shall require the Owner Entity to execute and file for record against the Development, prior to the recordation of any other encumbrance, a Declaration in the form approved by HUD. The Declaration shall confirm and evidence the Owner Entity's obligation, during the term of this Mixed-Finance ACC Amendment and the Regulatory and Operating Agreement covering the Project Units and during such further period when such approval may be required by law as then in effect, to develop, maintain and operate the Project Units in compliance with the Applicable Public Housing Requirements. The Declaration shall provide further that it may not be modified, amended or released without the prior written approval of HUD.

**Section 11 - Restoration.**

With respect to the Project, as defined in Section 1 of this Mixed-Finance ACC Amendment, Section 13(B) of the ACC is modified in its entirety to read as follows:

(B) The Authority, to the extent that insurance proceeds or condemnation award proceeds ("**Proceeds**") permit, shall promptly cause the restoration, reconstruction, and/or repair ("**Restoration**") of any damaged or destroyed property of the Development. The obligation for Restoration, to the extent Proceeds and other funds (if any are made available by the Owner Entity or the Authority) permit, is a requirement with which the Owner Entity must comply to the extent Restoration is feasible. Each mortgagee must permit Restoration if feasible (rather than require application of Proceeds to reduction of debt).

If Restoration is not feasible, then the following requirements, which shall be incorporated into the Regulatory and Operating Agreement between the Authority and the Owner Entity (and ground lease, if applicable), and with which all mortgage documents encumbering the Development shall be consistent, shall apply:

(1) Partial loss. In the event that less than all of the dwelling units in the Development are damaged, destroyed or lost as a result of casualty or condemnation, the following provisions shall apply:

(i) If the Proceeds are less than, or equal to, the sum of the existing outstanding mortgage debt secured by the Development, excluding any such debt held by the Authority to secure a loan of Development Grant Funds, Capital Funds or HOPE VI Grant Funds for the Project ("**Existing Mortgages**"), and such Proceeds are applied to reduction of Existing Mortgages, the **number** of

Project Units in the Development shall remain the number required immediately prior to the occurrence of the casualty or condemnation;

(ii) If the Proceeds are less than, or equal to, the sum of the Existing Mortgages but, at the election of the holders of the Existing Mortgages, are distributed among the holders thereof **and** the Authority, by application first to reduction of the Existing Mortgages in an aggregate amount not to exceed the proportion of the Proceeds equal to the ratio of non-Project Units to all dwelling units in the Development, and then by payment to the Authority of the balance of the Proceeds; then the **percentage** of units in the Development (and the percentage of bedrooms contained therein) which shall be Project Units shall remain the same as required immediately prior to the casualty or condemnation;

(iii) If the Proceeds are more than sufficient to pay off the Existing Mortgages, Proceeds in excess of the aggregate amount of the Existing Mortgages shall be applied in the following order of priority:

(a) to reduce any outstanding indebtedness to the Authority for a loan of Development Grant Funds, Capital Funds or HOPE VI Grant Funds;

(b) to reimburse the Authority for any Development Grant Funds, Capital Funds or HOPE VI Grant Funds disbursed to the Owner Entity for development of the Development other than by loan;

(c) to the Authority an amount equal to the total "cost of construction" attributable to the Project Units, less the sum of (a) and (b) above, and

(d) to the Owner Entity.

Following application of Proceeds in accordance with this subparagraph (iii), the **percentage** of dwelling units in the Development which shall be Project Units (and the percentage of bedrooms contained therein) shall remain the same as required immediately prior to the casualty or condemnation; **provided**, however, that to the extent that the payment to the Authority pursuant to clauses (a), (b), and (c) shall be less than the "cost of construction" attributable to the Project Units, the number of remaining units in the Development which shall be Project Units shall be increased by a number of units (rounded down) equal to (1) the amount by which such payments to the Authority shall be less than the cost of construction, divided by (2) the quotient of (x) cost of construction, divided by (y) the number of Project Units immediately prior to the occurrence of the casualty or condemnation.

(2) Total loss. In the event that all of the units in the Development are damaged, destroyed or lost as a result of casualty or condemnation, the following provisions shall apply:

(i) The Proceeds shall be used to reduce the amount of the outstanding indebtedness of any mortgage(s) secured by the Development, including any mortgage(s) held by the Authority, based on the priority recorded order of such mortgage(s);

(ii) If the Proceeds are more than sufficient to pay off the amount of the outstanding indebtedness of all mortgage(s) secured by the Development, including any mortgage(s) held by the Authority, then the amount of the Proceeds in excess of such indebtedness shall be applied in the following order of priority:

(a) to reduce any outstanding indebtedness to the Authority for an unsecured loan of Capital Funds, Development Grant Funds or HOPE VI Grant Funds;

(b) to reimburse the Authority for any Capital Funds, Development Grant Funds or HOPE VI Grant Funds disbursed to the Owner Entity for development of the Development other than by loan;

(c) to the Authority an amount equal to the total "cost of construction" attributable to the Project Units, less the sum of (a) and (b) above, and

(d) to the Owner Entity.

For the purposes of this subsection 11(2)(ii), the term "cost of construction" shall mean the total cost of developing the Development, less land acquisition costs, if any, and non-capitalized "soft" costs.

#### **Section 12 - Default.**

(A) Each of the following shall constitute an event of substantial default under the ACC:

(1) The draw down of Capital Funds, Development Grant Funds, or HOPE VI Grant Funds, as applicable, under the Proposal in amounts greater than authorized, or in amounts greater than allowed by the pro rata drawdown requirements in Exhibit G of this Mixed-Finance ACC Amendment;

(2) Breach of any approved performance schedule; or

(3) Serious and material breach of any terms, covenants, agreements, provisions, or warranties of:

(i) the Authority, as set forth in this Mixed-Finance ACC Amendment;

(ii) the Authority, as set forth in any agreement submitted to HUD as part of the evidentiary materials and entered into between the Authority and the Owner Entity, partner, or other participating party relating to the Proposal which, in the opinion of HUD, adversely affects the performance obligations of the Authority, the Owner Entity, or other participating parties, as set forth in this Mixed-Finance ACC Amendment; and

(iii) the Owner Entity, partner, or other participating party, made in any agreement submitted to HUD as part of the evidentiary materials which, in the opinion of HUD, adversely affects the performance obligations of the Authority, the Owner Entity, partner, or other participating party as set forth in this Mixed-Finance ACC Amendment.

(B) HUD shall permit an Owner Entity, partner, or lender to participate, and may, in its discretion, permit any other participating party to participate, in any appeal from a notice of substantial default delivered by HUD to the Authority pursuant to Section 17(C) of the ACC with respect to the Project.

(C) During the term of the Regulatory and Operating Agreement between the Authority and the Owner Entity, and so long as the Owner Entity shall not be in default of its obligations thereunder, HUD agrees that in the event of a substantial default by the Authority under the ACC, HUD shall exercise any remedies or sanctions authorized under the ACC, including taking possession of the Authority's interest in the Project, in such manner as not to disturb the Owner Entity's rights under the Regulatory and Operating Agreement.

(D) The rights of the mortgagee under the Note and First Mortgage (including the right to exercise all remedies specified therein) shall not be subordinate to any other obligations imposed upon the Development, except as such obligations (1) shall be reflected in the Declaration, as required by Section 10 of this Mixed-Finance ACC Amendment, or a memorandum of lease (if applicable), and/or any other recorded instrument which shall have been recorded prior to the lien of the First Mortgage, or (2) shall be the subject of a subordination agreement with such mortgagee.

In consideration of the foregoing covenants, the parties do hereby execute this Mixed-Finance ACC Amendment:

**[SIGNATURES ON FOLLOWING PAGE]**

**HOUSING AUTHORITY OF THE CITY OF  
MERIDIAN**

By: \_\_\_\_\_  
Ronald J. Turner, Sr.  
Executive Director  
Date: \_\_\_\_\_

**UNITED STATES OF AMERICA  
Secretary of Housing and Urban Development**

By: \_\_\_\_\_  
Holly Bellino  
Director of Public Housing  
Jackson Field Office  
Date: \_\_\_\_\_

**Rider to Mixed-Finance Amendment**  
**Frank Berry Courts**

This First Rider to Mixed-Finance Amendment is a rider to a certain Mixed-Finance Amendment (the "**Amendment**"), Amendment No. 62 to Annual Contributions Contract No.A2504 dated November 3, 1995 by and between the United States Department of Housing and Urban Development ("**HUD**") and the Housing Authority of the City of Meridian, Mississippi (the "**Authority**") with respect to Frank Berry Courts (the "**Project**"). All italicized terms shall have the meanings given in such Amendment or in any Exhibit thereto. Notwithstanding the provisions of Section 9 of the Mixed-Finance Amendment to the Annual Contributions Contract boilerplate text, the Secretary has agreed to replace such Section 9 with the following:

With respect only to the Development under this Amendment, Section 9 of the Amendment is modified in its entirety to read as follows:

- (A) Neither the Project Units nor any part thereof shall be demolished or disposed of, other than in accordance with the terms of the Applicable Public Housing Requirements, so long as this Mixed-Finance ACC Amendment remains in force with respect to the Project. With the exception of: (1) the Existing Mortgages and any mortgage(s) approved by HUD, (2) acquisition of the Owner Entity's interest by the Authority pursuant to the exercise of an option or right of first refusal approved by HUD; (3) dwelling leases with eligible families for the Project Units; and (4) normal uses associated with the operation of the Project, neither the Project nor any portion thereof shall be encumbered in any way, nor the assets of the Project pledged as collateral for a loan, without the prior written approval of HUD.
- (B) No transfer, conveyance, or assignment shall be made without the prior written approval of HUD of: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "**Controlling Interest**") of the Owner Entity; or (ii) a Controlling Interest in any entity which has a Controlling Interest in the Owner Entity; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed-Finance ACC Amendment, any other interest in the Owner Entity, or in any partner or member thereof.
- (C) Notwithstanding the foregoing, the consent of HUD shall not be required for the collateral assignment and pledge by Berry Court-Michaels, LLC (the "**General Partner**") of its interest to the Authority for the benefit of JPMorgan Chase Bank, N.A. (the "**Bank**") pursuant to that certain Collateral Assignment and Pledge of Membership Interest, dated as of approximate even date herewith in favor of the Bank; provided however, that the exclusion of such pledge and collateral assignment from the transfer restrictions contained herein shall not permit the replacement of the Manager or the admission of a new or substitute manager or managing member without the prior consent of HUD.

- (D) Consent of the Authority and HUD shall not be required for the exercise by NEF Assignment Corporation (the “Investor”), of its right pursuant to the Partnership Agreement to remove the general partner of Owner and appoint Investor or an affiliate thereof as interim general partner of Owner so long as Investor gives prompt written notice to the Authority and HUD of such removal and appointment; provided that the Authority and HUD consent shall be required for the appointment of such interim general partner to extend beyond a ninety (90) day period and for the appointment of any entity (including Investor or an affiliate thereof) as the permanent replacement general partner;
- (E) HUD will not unreasonably withhold, delay, or condition a request by the Owner Entity for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner Entity or any of the partners, members or stockholders of the Owner Entity.
- (F) The consent of the Authority and HUD shall not be required for any exercise by Investor of its right to enforce the repurchase obligations pursuant to Owner's Partnership Agreement.

**(Remainder of page left intentionally blank)**

**EXHIBIT A**

**PARTICIPATING PARTIES**

The parties who will be participating in the development of Frank Berry Courts (the “**Development**”), as more particularly described in Exhibit B, are described below:

**A. THE AUTHORITY**

The Housing Authority of the City of Meridian, Mississippi, a public body corporate and politic organized under the laws of the State of Mississippi (the “**Authority**”), has multiple roles in connection with the development of Frank Berry Courts (“the **Development**”). The Authority will convey to Owner Entity (defined below) the land on which the Development sits on pursuant to a Ground Lease. The Authority will sell to the Owner Entity, pursuant to a Building Purchase Agreement, the structures that will be rehabilitated as part of the Development and take back a note for a portion of the building purchase price. The Authority will issue bonds, the proceeds of which will be used to fund the construction loan provided by the Senior Lender (as described below). The Authority will also lend Capital Fund Recovery Competition (“**CFRC**”) funds in order to complete the Development. A portion of the CFRC funds will be used to collateralize the Bond Loan (described below). The Authority will serve as asset manager pursuant to the Regulatory and Operating Agreement between the Authority and the Owner Entity, as described below and provide operating subsidy for the public housing units (the “**Public Housing Units**”).

Contact Information:

Housing Authority of the City of Meridian, Mississippi  
2425 E. Street  
Meridian, MS 39302

Contact Person:

Ronald J. Turner, Sr.  
Executive Director  
Tel: (601) 693 -4285

**B. THE OWNER ENTITY**

Berry Court Associates, L.P., a Mississippi limited partnership, is the owner (the “**Owner Entity**”). The sole general partner, which will own a .01% interest in Owner Entity, is Berry Court-Michaels, L.L.C., a Mississippi limited liability company (the “**General Partner**”). NEF Assignment Corporation will purchase a 99.99% interest in the Owner Entity (collectively, the “**Limited Partner**”) and provide an equity investment in return for 4% LIHTC’s (the “**Equity Investment**”).

Contact Information:

Berry Court Associates, L.P.  
Three East Stow Road, Ste. 100  
Marlton, NJ 08053

Contact Person:

Ava Goldman  
Tel: (856) 596-3008

**C. THE DEVELOPER**

The developer is The Michaels Development Company I, L.P. (the "Developer"). The Developer has entered into a development agreement with the Authority covering the Development and the prior development activities the Developer has undertaken on behalf of the Authority. With respect to the Development, the Developer will enter into a Development Services Agreement with the Owner Entity, pursuant to which the Developer will undertake to perform certain pre-construction and construction supervision services and other activities for the benefit of the Owner Entity in return for a development fee. The Developer has sub-contracted with the Authority for a portion of the development services related to the Development.

Contact Information:

The Michaels Development Company, Inc.  
Three East Stow Road, Ste. 100  
Marlton, NJ 08053

Contact Person:

Ava Goldman  
Tel: (856) 596-3008  
Fax: (856) 797-8956

**D. THE MANAGEMENT AGENT**

Interstate Realty Management Company, an affiliate of the Developer, will act as the property manager of the Development (the "Management Agent") following construction.

Contact Information:

Interstate Realty Management Company  
Three East Stow Road, Ste. 100  
Marlton, NJ 08053

Contact Person:

Mark Morgan, Regional Vice  
President  
Tel: (856) 596-0500  
Fax: (856) 596-6093

**E. THE GENERAL CONTRACTOR**

Parkcrest Builders, Inc. will act as general contractor for the rehabilitation of the Development (the "General Contractor").

Contact Information:

Parkcrest Builders  
5851 San Felipe Street  
Houston, TX 77057

Contact Person:

Bill Austin  
Tel: (713) 266-0414

**F. CONSTRUCTION LENDER**

The Authority will issue state tax-exempt housing bonds which will be purchased by JPMorgan Chase Bank, N.A (“Chase”). The proceeds of the housing bonds will be advanced by Chase pursuant to the bond purchase agreement and lent by the Authority as a construction loan to the Development (the “Bond Loan”). The Bond Loan will be repaid with CFRC funds and the Equity Investment.

Contact Information:

JPMorgan Chase Bank N.A.  
One Chase Square NY3-T081  
Rochester, New York 14643-0001

Contact Person:

R. Scott Schmid, Vice President

**G. GUARANTOR**

The Developer will provide a completion guaranty in favor of the Housing Authority of the City of Meridian.

Contact Information:

Michaels Development Company I, L.P.  
Three East Stow Road, Ste. 100  
Marlton, NJ 08053

Contact Person:

John O'Donnell, Vice President  
Tel: (856) 596-3008  
Fax: (856) 988-5817

## EXHIBIT B

### DESCRIPTION OF FRANK BERRY COURTS

#### A. BACKGROUND

The redevelopment effort involves the acquisition and physical rehabilitation of Frank Berry Courts (the "**Development**"), an existing public housing community consisting of 113 units (the "**Existing Buildings**"). Originally constructed in 1937, the Development is aging and in need of repairs. The many improvements planned for the Development include installing central heating and air conditioning, new energy efficient windows, entry doors, roofs and vinyl siding. Interior improvements include constructing new baths and kitchens which will have energy star appliances. All units will be painted and all floors tiled or carpeted. The rehabilitation will assure the preservation of Frank Berry Courts as decent, attractive and affordable public housing for decades into the future.

In accordance with the HUD Capital Fund Recovery Competition procurement guidance, the Authority used sole source procurement criteria to select the Developer to serve as developer for Frank Berry Courts. In addition to the work on this Development, the Developer has worked with the Authority on two other HOPE VI sites, JT Davis and Victory Village. In order to provide for the Development, the Development Agreement which was entered into between the Authority and the Developer in February, 2005, has been amended to include Frank Berry Courts.

#### B. THE DEVELOPMENT

Unit Mix: The Development will include 113 units, all of which will be operated as public housing (the "**Public Housing Units**"). Buildings within the Development contain a total of 84,125 square feet of residential area and two accessory structures which include a community building dedicated to providing social and community services and a management office. In addition, one of the public housing units is in a building which will also house a laundry facility, maintenance and security office.

Ground Lease: Pursuant to a 99 year ground lease (the "**Ground Lease**"), the Authority will lease to the Owner Entity the land on which the Development sits. A memorandum of Ground Lease (the "**Memorandum**") will be recorded to evidence the Ground Lease. The Declaration of Restrictive Covenants which will be recorded prior to the Memorandum and which will run with the land in accordance with state law and binding the Authority and the Owner Entity and each of their respective successors in title, including without limitation, any successor who acquires title to the Owner Entity's leasehold estate by foreclosure of a leasehold mortgage. Upon expiration (or earlier termination in accordance with its terms) of the Ground Lease, all buildings and improvements will become the property of the Authority.

Building Purchase Agreement: Pursuant to a purchase agreement, the Owner Entity will purchase the Existing Buildings for a total purchase price of \$1,030,500 (the "**Purchase Price**"). A portion of the Purchase Price, \$559,359, shall be paid to the Authority post-closing and used to support various social services; and the remainder, \$471,141, will be secured by a Seller's Note and Deed of Trust.

Regulatory and Operating Agreement: Pursuant to a Regulatory and Operating Agreement ("**R&O Agreement**") between the Authority and the Owner Entity, the Owner Entity agrees to operate all 113 units in the Development as Public Housing Units as defined in Section 3(b) of the United States Housing Act of 1937 as amended, for a period of 40 years from the date of first occupancy of a Public Housing Unit, or such longer time as is required by law.

Subject to maintenance and operation of the Public Housing Units by the Owner Entity in accordance with the Annual Contributions Contract, the Ground Lease and the R&O Agreement, such units will be eligible to receive the benefits of operating subsidies provided to the Authority by HUD, in accordance with the provisions of the R&O Agreement. Operation of the Public Housing Units will produce no positive net cash flow to the Owner Entity but will pay for operating expenses attributable to the Public Housing Units as specified in the R&O Agreement.

Management Agreement: Pursuant to a Management Agreement (the "**Management Agreement**"), the Owner Entity will secure the services of Interstate Realty Management Company, an affiliate of the Developer, as the initial management agent. The Management Agent will be compensated pursuant to the terms of the Management Agreement from project revenues.

### C. DEVELOPMENT FINANCING

Authority Funds: Development costs for Frank Berry Courts are to be funded in part by a loan of up to \$8,056,576 from the Authority (the "**CFRC Loan**"). The CFRC Loan will be used to cover construction costs, soft costs and to collateralize the Bond Loan described below. Although the Bond Loan is in the amount of \$5,500,000, only \$3,793,872 of the CFRC Loan is required to collateralize the Bond Loan. The remainder, \$4,262,704 is being advanced to cover construction and soft costs. The CFRC Loan will be advanced by the Authority as both construction and permanent financing. The CFRC Loan will not bear interest. No payments shall be due on the CFRC Loan until the maturity date of the loan except for funds that may be available from proceeds of sale or refinancing of the Development and proceeds of laundry facility revenue.

Construction Financing: Construction financing will be provided, in part, from the proceeds of the Authority-issued bonds which are being purchased by JPMorgan Chase Bank, N.A. ("**Chase**"), the proceeds of which are will be advanced by Chase to the Bank of New York Mellon Trust Company, N.A. on behalf of the Authority. The Authority will loan the bond proceeds in an amount up to \$5,500,000 (the "**Bond Loan**") to the Owner Entity as construction financing for the Development.

Other Permanent Financing: Additional funding will be derived from a purchase money mortgage representing a portion of the Purchase Price, which is \$471,141 (the "**Seller's Loan**").

No part of interest or repayment of principal due to any lender will be made from public housing operating subsidy or from other income from the Public Housing Units, except as may be permitted in the future under applicable public housing requirements.

Tax Credit Equity: NEF Assignment Corporation (the “Investor”) will purchase 4% LIHTC’s in an amount of approximately \$2,805,901 (the “Equity Investment”).

Other Income: No income received by the Authority in connection with its involvement with the Development, including but not limited to, payments of principal and interest under the Authority Loan, shall constitute “other income” for purposes of calculating the amount of operating subsidies from HUD to the Authority.

Developer Fee: The Developer will be paid a developer fee in the total amount of \$974,667, payable solely from capital contributions from the Equity Investor, and/or cash flow from the Project. The developer fee will be paid in accordance with the pay-out schedule in the Development Services Agreement. The Authority shall receive up to 25% (approximately \$243,667) of the total developer fee.

Affordability Reserve: The Affordability Reserve in the amount of \$490,872 created pursuant to the R&O Agreement will be funded from equity no later than the final equity contribution.

Operating Deficit Reserve: The Operating Deficit Reserve in the amount of \$480,000 will be funded from tax equity no later than the final equity contribution.

#### **D. ROLES OF PARTICIPATING PARTIES**

In further detail, the specific activities (which are not all-inclusive) to be undertaken and completed by the Authority and each Participating Party are the following:

##### AUTHORITY:

- (a) Concurrent with the closing of project financing, the Authority shall lease the development site to the Owner pursuant to a Ground Lease for a term of approximately 99 years.
- (b) Shall issue the Housing Authority of the City of Meridian, Mississippi Multifamily Housing Revenue Bonds (Frank Berry Courts Project) Series 2010 in an amount up to \$5,500,000.
- (c) Shall enter into the Bond Purchase Agreement with JPMorgan Chase Bank N.A. and the Owner Entity for the purchase of up to \$5,500,000 in bonds.
- (d) Shall enter into the Loan Agreement with Owner Entity for the loan of up to \$5,500,000 in bond proceeds.

- (e) Shall lend to the Owner up to \$8,056,576 pursuant to the CRFC Loan Agreement, which shall be used in accordance with Exhibit F.
- (f) Shall lend \$471,141 in purchase money funds pursuant to a Seller's Deed of Trust.
- (g) Shall receive approximately \$559,359 payable post-closing for the purchase of the Existing Buildings which shall be used for various community and supportive services activities at Frank Berry Courts, including the services of two full time case managers.
- (h) Shall receive \$243,667 as a sub-developer fee payable in accordance with the Subcontract for Development Services which shall be used for affordable housing purposes.
- (i) Shall enter into an R&O Agreement with the Owner Entity which requires that all 113 units of the Development shall continuously be set aside and operated as Public Housing Units, and which provides for distribution of a portion of the Authority's operating subsidy to the Owner Entity for the benefit of the Public Housing Units.

DEVELOPER:

- (a) Shall enter into a Development Services Agreement with Owner Entity, pursuant to which the Developer will undertake the performance of certain construction supervision services and other development services for the benefit of the Owner Entity. Compensation paid to the Developer pursuant to the Development Services Agreement shall be in the total amount of \$974,667.
- (b) Shall enter into a Subcontract for Development Services with the Authority pursuant to which the Authority shall receive approximately \$243,667 for various development services.

OWNER ENTITY:

- (a) Shall enter into a Ground Lease with the Authority.
- (b) Shall enter into the R&O Agreement with the Authority.
- (c) Shall enter into the documents evidencing the Bond Loan and the CFRC Loan.
- (d) Shall enter into a Development Services Agreement with the Developer.
- (e) Shall enter into the Management Agreement with the Management Agent.
- (f) Shall cause completion of construction of the Development in accordance with the schedule set forth in Exhibit D to this Amendment.

- (g) Shall place an aggregate of \$490,872 into the Affordability Reserve.

GENERAL PARTNER

- (a) Shall enter into the Amended and Restated Limited Partnership Agreement of the Owner Entity as the sole general partner.

EQUITY INVESTOR:

- (a) Shall enter into the Amended and Restated Limited Partnership Agreement of Owner Entity as investor limited partner.
- (b) Shall make capital contributions to the Owner Entity, to be used in accordance with Exhibit F.

MANAGEMENT AGENT:

- (a) Shall enter into the Management Agreement with the Owner Entity.
- (b) Shall enter into the Addendum to Property Management Agreement with Owner Entity.

**EXHIBIT C**

Public Housing/LIHTC Units				
Unit Type	1BR	2BR	3BR	Total
Detached/Semi-Detached				0
Elevator	0	0	0	0
Row House	37	53	23	113
Walk-up			0	0
Total PH/LIHTC Units	37	53	23	113*

\* Note that in addition to the 113 residential units, Frank Berry Courts contains 2 non-residential structures: a management office and a community building for supportive services. Along with the 2 non-residential structures, one of the 113 units which lies within a 2 unit structure, is attached to a non-residential unit which will be used for a laundry, maintenance and security office.

**EXHIBIT D**

**DEVELOPMENT SCHEDULE**

I

A. The Authority has submitted the evidentiary materials described in Exhibit E of this Mixed-Finance Amendment to HUD for review and approval. The Authority must deliver to HUD bound sets of fully executed evidentiary materials described in Exhibit E of this Mixed-Finance Amendment in the form approved by HUD no later than thirty (30) days after closing.

B. Upon HUD's notification to the Authority of its approval of the evidentiary materials submitted under paragraph (A) of this Exhibit, the Authority shall be authorized to draw down CFRC funds for the implementation of the Proposal, in accordance with the requirements of this Mixed-Finance Amendment.

II

The activities described in the Authority's Proposal described in Exhibit B of this Mixed-Finance Amendment shall be commenced and completed no later than the dates set forth as follows:

<u>Activity</u>	<u>Commencement Date</u>	<u>Completion Date</u>
Construction	September, 2010	June, 2011
Lease-up	March, 2011	August, 2011

**EXHIBIT E**

**REQUIRED EVIDENTIARY MATERIALS**

The evidentiary materials to be submitted by the Authority (as defined in Exhibit A) to HUD must be in one complete package or binder(s), with an index describing the material submitted, under tabbed dividers, and must be in accordance with the provisions of Section 6 of this Mixed-Finance Amendment and must consist of the following:

<b>MIXED FINANCE DOCUMENTS</b>	
1	Mixed Finance ACC Amendment
	A. Participating Parties
	B. Overall Activities and Financing
	C. Units and Bedroom Mix
	D. Development Schedule
	E. Required Evidentiary Materials
	F. Sources and Uses
	G. Draw Down Ratio
	1. Draw Schedule
	H. Program Income Certification
2	Partial Release of Declaration of Trust
3	Declaration of Restrictive Covenants
4	Regulatory and Operating Agreement
5	PHA Closing Certification (941.610 (a)(8))
<b>II. REAL ESTATE AND TITLE DOCUMENTS</b>	
6	Title Insurance Commitment/Proforma Policy (Owners/Lender's)
7	Survey
6	Ground Lease
7	Memorandum of Ground Lease

8	Pro Forma Authority Lender's Policy
9	Pro Forma Chase Lender's Policy
10	Pro Forma Owner's Policy
11	Survey
12	35(f) Certification
13	Zoning Compliance Letter
14	Site Plan Approval
15	Ground Lessor's Estoppel Letter
16	HUD Non-Disturbance and Attornment Agreement
<b>III.</b>	<b>MHA BOND LOAN DOCUMENTS</b>
17	Loan Agreement
18	Promissory Note
19	Leasehold Deed of Trust Security Agreement and Assignment of Rents & Leases
	A. Assignment of Deed of Trust
20	Tax Regulatory Agreement
21	Trust Indenture
22	Land Use Restriction Agreement
<b>IV.</b>	<b>MHA CFRC LOAN DOCUMENTS</b>
23	CFRC Loan Agreement
24	CFRC Promissory Note
25	CFRC Deed of Trust, Security Agreement and Assignment of Rents and Leases
26	CFRC Assignment of Project Documents
27	CFRC Performance and Completion Guaranty Agreement
28	CFRC Funds Pledge and Security Agreement

<b>V.</b>	<b>MHA PURCHASE MONEY LOAN DOCUMENTS</b>
29	Seller's Note
30	Seller's Deed of Trust
<b>VI.</b>	<b>BOND PURCHASE DOCUMENTS- JPMORGAN CHASE</b>
31	Bond Purchase Agreement
32	Guaranty
33	Hazardous Material Guaranty and Indemnification Agreement
34	Pledge and Assignment Agreement
35	Investor Equity Assignment and Security Agreement
36	Collateral Assignment and Pledge Agreement
	A. Management Company's Consent Letter
	B. Contractor's Consent Letter
	C. Architect's Consent Letter
37	Conditional Assignment of Management Contract
38	Assignment of Developer's Fees
39	Assignment of Permits and Contracts
<b>VII.</b>	<b>OWNER ENTITY ORGANIZATIONAL DOCUMENTS</b>
40	Amended Certificate of Limited Partnership
41	Certificate of Good Standing
42	Amended and Restated Agreement of Limited Partnership
	A. Agreement of Limited Partnership
43	Development Services Agreement
	A. Subcontract for Development Services
44	Right of First Refusal
<b>VIII.</b>	<b>OPINIONS</b>

45	Opinion of Owner's HUD Counsel
46	Opinion of Owner's Local Counsel
47	Opinion of Authority's HUD Counsel
48	Opinion of Authority's Local Counsel
49	Certification of No or Non-Substantive Changes to HUD (and Supporting Certifications)
<b>XI.</b>	<b>MANAGEMENT DOCUMENTS</b>
50	Management Agreement
	A. Addendum to Property Management Agreement

**EXHIBIT F**

**CONSTRUCTION AND PERMANENT BUDGETS**

This Exhibit is the revised budget for the entire Proposal, including all public and private sources of funds, as applied to the uses (by category), as approved by HUD.

*See Attached Exhibit F-1 HUD Sources and Uses for the Project*

**EXHIBIT G**

**DRAW DOWN RATIO**

1. Public housing funds in the amount of \$8,526,576 of which \$8,056,576 will be loaned by the Authority to the Owner Entity for implementation of the Development.

The remaining balance of \$470,000 shall be funded to cover the following internal Authority costs associated with Frank Berry Courts, and shall be excluded from the calculation of the draw down ratio:

Management Improvements	\$ 25,000
Administration	\$255,000
Fees and Costs	\$150,000
Audit	\$ 5,000
<u>Non-Dwelling Equipment</u>	<u>\$ 35,000</u>
Total Part B Uses:	\$470,000

2. The net amount of private and other funds of \$6,294,436 is projected to be invested in the project during a construction period, estimated to be 12 months. The projected total of private funds and other funds to be invested during construction, i.e., prior to permanent closing, are:

Construction Loan	\$5,500,000
Tax Credit Equity	\$ 323,295
<u>Purchase Money Funds</u>	<u>\$ 471,141</u>
Total:	\$6,294,436

Considering all public housing funds available during construction, the ratio of public housing funds to total private and other funds will be \$1.00 of public housing funds to \$1.12 of private and other funds (\$6,294,436 divided by \$5,641,740).

3. The aggregate amount of private and other funds in the amount of \$3,277,042 is projected to be invested in the project at permanent closing. The projected total of private and other funds to be invested permanently in the project are:

Tax Credit Equity	\$2,805,901
<u>Purchase Money Funds</u>	<u>\$ 471,141</u>
Total:	\$3,277,042

Considering all public housing funds available following construction, the ratio of public housing funds to total private and other funds will be \$1.00 of public housing funds to \$.41 of private and other funds (\$3,277,042 divided by \$8,056,576).

4. The portion of public housing funds that will be loaned by the Authority to the Owner Entity will be disbursed in accordance with the CFRC Loan Agreement between the Owner Entity and the Authority.
5. The specific amounts in the line items for sources and uses of funds set forth in Exhibit F are projections, which are subject to adjustment in accordance with the evidentiary documents listed on Exhibit E, and are subject to all applicable regulations and OMB Circulars.
6. A projected monthly draw schedule is attached.

## **EXHIBIT H**

### **PROGRAM INCOME CERTIFICATION**

THIS PROGRAM INCOME CERTIFICATION (the "Certification") is provided by the Authority to the United States Department of Housing and Urban Development ("HUD") in connection with the Development.

#### **RECITALS**

WHEREAS, as described in Section 2 of this Mixed Finance ACC Amendment, the Authority has received financial assistance from HUD for the revitalization of public housing units at the Development ("Federal Grant");

WHEREAS, Program Income, as defined in 24 CFR § 85.25(b), means gross income generated directly by a grant supported activity or earned as a result of the grant agreement during the Grant Period. The term "Grant Period," as used in this Certification shall mean the period beginning on the date of commencement of the Federal Grant and ending on the close-out date of the Federal Grant as determined under 24 CFR § 85.50.

WHEREAS, pursuant to 24 CFR § 85.25(a), Program Income includes income from: (i) fees for services, which shall include, but are not limited to, payments to the Authority that may be earned as a developer fee; (ii) the use or rental of real or personal property acquired with grant funds; (iii) the sale of commodities or items fabricated under a grant agreement; (iv) the payments of principal and interest on loans, including bridge loans, funded with grant funds; or (v) other reimbursements, fees, repayments or other income generated by the Federal Grant.

WHEREAS, Program Income does not include proceeds from the disposition of land. The use of such proceeds is governed by 24 CFR §§ 85.31-32 and 970.9 and the HUD approved disposition plan.

WHEREAS, this Certification is intended to set forth HUD and the Authority's agreement concerning the use Program Income generated from development of the Project.

WHEREAS, this Certification is effective concurrent with the day and year of the execution of this Mixed-Finance ACC Amendment.

#### **CERTIFICATION**

NOW, THEREFORE, the Authority certifies as follows:

1. The foregoing recitals are true and correct and are incorporated herein by

reference;

2. It will use the Program Income to carry out the following eligible and approved activities under the Federal Grant:
  - a. If the Authority has earned Program Income as part of the developer fee, then the Program Income earned must be used either for this Project or, if applicable, for subsequent phases as defined in the Revitalization Plan. Provided that, to the extent that funds remain upon completion of the entire Revitalization Plan, Program Income is to be used for affordable housing purposes;
  - b. If the Authority has earned Program Income through the repayment of loans funded with public housing funds, then Program Income is to be used for affordable housing purposes; and
  - c. If the Authority has earned Program Income through the repayment of bridge loans funded with public housing funds, then Program Income must be used for the purposes and under the conditions of the original funding source's grant agreement.
  - d. If the Authority has earned Program Income through other sources, then Program Income must be used consistent with the terms of this agreement.
3. The Authority projects the receipt of Program Income in this phase in the amount of at least \$243,667. The source(s) of the Program Income are as follows:
  1. \$243,667 from a developer fee
  2. an undetermined level of funds from repayment of loans
4. Consistent with the requirements of Section 2 above, the Authority intends to use the Program Income listed in Section 3 for affordable housing purposes.
5. Pursuant to 24 CFR § 85.25 the authority will use any additional Program Income for eligible and approved costs under the Federal Grant before drawing down additional funds under the Federal Grant for such activities, unless otherwise approved by HUD, provided, however, incorporation of this Certification into the Mixed-Finance ACC Amendment constitutes HUD's approval of the uses identified in Section 4, above. The PHA agrees that after the end of the award period, any gross income received by the PHA or a subgrantee that was directly generated by a grant-supported activity (or earned only as the result of funding provided under this Mixed-Finance ACC Amendment, including, without limitation, principal and interest on loans

made with grant funds, will be utilized solely for eligible program costs or other affordable housing purposes. This covenant will survive any termination of the grant and, at HUD's direction, may be incorporated into any documentation related to the closeout of the grant. After all eligible and approved activities under the Federal Grant are completed, any additional Program Income can be used for affordable housing purposes. This certification expressly survives the termination of the Grant Period.

6. The Authority has ensured that the terms of this certification are binding on the Authority, its affiliates, subgrantee(s), and their successors and assigns; and
7. This Certification may not be altered, modified, or rescinded without the prior written approval of HUD.

DEVELOPMENT  
DRAWDOWN SCHEDULE:

Frank Berry Courts

113 Units

Frank Berry Courts		CONSTRUCTION CLOSING: 1ST INSTALLMENT NEF				
		Sep-10	Oct-10	Nov-10	Dec-10	Jan-11
USES:		0	1	2	3	4
Acquisition	1,030,500	1,030,500				
Rehab Rentals	5,821,308		485,109	485,109	485,109	485,109
Construction Contingency	582,131			52,921	52,921	52,921
Architect/Engineer	369,278	261,959	8,943	8,943	8,943	8,943
Phase One	3,200					
Environmental Testing	60,883	25,342				
Surveys	30,000	15,000				
Soft Cost Contingency	72,358	36,179				
Management Improvements	25,000		25,000			
Appraisal	9,500	9,500				
Market Studies	12,800	12,800				
PHA Fees and Costs	150,000	59,349	90,651			
Legal	205,000	164,000				
Cost Certification/Accounting	25,376	10,000				
Real Estate Taxes	0	0				
Property Insurance	57,079	57,079				
Title & Recording	120,000	96,000				
PHA Audit	6,000		5,000			
Bond Issuer Fees	185,000	185,000				
Construction Loan Fees	94,624	94,624				
Non-Dwelling Equipment	35,000	0	35,000			
Tax Credit (HMFA) Fees	104,000	104,000				
Relocation	113,000	44,561				
Lease-up and Marketing	66,600					
Furnishings	120,000					
Admin PHA	305,000	239,859	65,141			
Interim Loss	0					
REPLACEMENT RESERVE	0					
Operating Deficit Escrow	480,000					
Affordability Reserve	490,872					
Syndication Fees	48,000	48,000				
Escrows	0	0				
Retained Developer Fees	974,667	146,200				
	Pct of Total Developer Fee	15%				
<b>SUBTOTAL</b>	<b>11,585,876</b>	<b>2,643,151</b>	<b>714,845</b>	<b>546,973</b>	<b>546,973</b>	<b>546,973</b>
Construction Loan (Bond) Interest Due	217,742	217,742	6,595	8,580	10,573	12,574
<b>TOTAL USES</b>	<b>11,803,618</b>	<b>2,643,151</b>	<b>721,441</b>	<b>555,553</b>	<b>557,546</b>	<b>559,547</b>
DEFERRED FEE	0%	0	0			
INTERIM INCOME	0	0				
PERMANENT DEBT	0	0				
SELLERS NOTE	471,141	471,141				
<b>SUBTOTAL SOURCES</b>	<b>471,141</b>	<b>471,141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>BALANCE NEEDED</b>	<b>2,172,010</b>	<b>2,172,010</b>	<b>721,441</b>	<b>555,553</b>	<b>557,546</b>	<b>559,547</b>
Federal LIHTC						
Beginning Balance	2,482,606	0	0	0	0	0
Pay-in	2,805,901	194,241	0	0	0	0
Pay In as Pct of Total LIHTC		6.92%	0%	0%	0%	0%
Balance + Pay in	146,241	194,241	0	0	0	0
Draw		194,241	0	0	0	0
Balance		0	0	0	0	0
Interest Earned on Balance	0%	0%	0	0	0	0
Ending Balance	1,086,418	0	0	0	0	0
<b>SUBTOTAL SOURCES</b>	<b>1,086,418</b>	<b>665,382</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>BALANCE NEEDED</b>	<b>1,977,769</b>	<b>1,977,769</b>	<b>721,441</b>	<b>555,553</b>	<b>557,546</b>	<b>559,547</b>
CFRC FUNDS						
all CFRC items per Permanent F1 except Rehab (Includes rehab starting						
Drawn from LOCCS to Pay mth 11)		343,768	229,736	61,864	61,864	61,864
Drawn from LOCCS as Collateral Rehab Line Item			485,109	485,109	485,109	485,109
Total Drawn from LOCCS (Predevelopment Draws)		343,768	714,845	546,973	546,973	546,973
Cum Drawn from LOCCS		343,768	1,059,613	1,605,686	2,152,560	2,699,533
Pct Cum Drawn from LOCCS		4%	12%	19%	25%	32%
Invested as Collateral		0	485,109	485,109	485,109	485,109
Cumulative Invested as Collateral		0	485,109	970,218	1,455,327	1,940,436
Drawn to Pay	8,526,576	343,768	229,736	61,864	61,864	61,864
Cumulative Drawn to Pay		343,768	573,504	635,368	697,233	759,097
Cumulative Pct Drawn to Pay		4%	7%	7%	8%	9%
Interest Due and Payable	0%	0%	0	0	0	0
Balance Available Less Retainage	0%	8,526,576	8,182,808	7,467,963	6,920,990	6,374,016
<b>SUBTOTAL SOURCES</b>	<b>8,526,576</b>	<b>1,009,150</b>	<b>229,736</b>	<b>61,864</b>	<b>61,864</b>	<b>61,864</b>
<b>BALANCE NEEDED</b>	<b>1,634,001</b>	<b>1,634,001</b>	<b>491,704</b>	<b>493,689</b>	<b>495,682</b>	<b>497,683</b>
Draw Down Bonds						
Draw	5,500,000	1,634,001	491,704	493,689	495,682	497,683
Cumulative Draw		1,634,001	2,125,705	2,619,394	3,115,076	3,612,759
Interest Due and Payable	4.843670%	0.4036%	6,595	8,580	10,573	12,574
<b>TOTAL SOURCES</b>	<b>5,500,000</b>	<b>2,643,151</b>	<b>721,441</b>	<b>555,553</b>	<b>557,546</b>	<b>559,547</b>
<b>GAP (SHORTFALL)</b>	<b>1,634,001</b>	<b>1,634,001</b>	<b>538,591</b>	<b>539,200</b>	<b>541,771</b>	<b>544,342</b>
<b>CUMULATIVE SOURCES</b>	<b>5,500,000</b>	<b>2,643,151</b>	<b>5,384,591</b>	<b>5,920,145</b>	<b>6,477,691</b>	<b>7,037,238</b>

DEVELOPMENT  
DRAWDOWN SCHEDULE:

Frank Berry Courts		CFRC= at least 60%							
113 Units		50% COMPLETION PER NEF				MOVE INS BEGIN PER NEF			CONSTRUCTION COMPLETED:
Frank Berry Courts		Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11
USES:		5	6	7	8	9	10	11	12
Acquisition									
Rehab Rentals		485,109	485,109	485,109	485,109	485,109	485,109	485,109	485,109
Construction Contingency		52,921	52,921	52,921	52,921	52,921	52,921	52,921	52,921
Architect/Engineer		8,943	8,943	8,943	8,943	8,943	8,943	8,943	8,943
Phase One									
Environmental Testing									25,342
Surveys									15,000
Soft Cost Contingency									30,182
Management Improvements									
Appraisal									
Market Studies									
PHA Fees and Costs									
Legal									
Cost Certification/Accounting			6,344						9,032
Real Estate Taxes									
Property Insurance									
Title & Recording									24,000
PHA Audit									
Bond Issuer Fees									
Construction Loan Fees									
Non-Dwelling Equipment									
Tax Credit (HMFA) Fees									
Relocation									68,439
Lease-up and Marketing									66,500
Furnishings						30,000	30,000	30,000	30,000
Admin PHA									
Interim Loss									
REPLACEMENT RESERVE									
Operating Deficit Escrow									
Affordability Reserve									
Syndication Fees									
Escrows									
Retained Developer Fees									0
Pct of Total Developer Fee									0%
<b>SUBTOTAL</b>		<b>546,973</b>	<b>553,317</b>	<b>546,973</b>	<b>546,973</b>	<b>576,973</b>	<b>576,973</b>	<b>576,973</b>	<b>815,468</b>
Construction Loan (Bond) Interest Due		14,583	16,599	18,104	20,135	21,823	21,911	22,000	22,088
<b>TOTAL USES</b>		<b>561,556</b>	<b>569,917</b>	<b>565,077</b>	<b>567,108</b>	<b>598,796</b>	<b>598,884</b>	<b>598,973</b>	<b>837,556</b>
DEFERRED FEE									0
INTERIM INCOME									
PERMANENT DEBT									
SELLERS NOTE									
<b>SUBTOTAL SOURCES</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>BALANCE NEEDED</b>		<b>561,556</b>	<b>569,917</b>	<b>565,077</b>	<b>567,108</b>	<b>598,796</b>	<b>598,884</b>	<b>598,973</b>	<b>837,556</b>
Federal LIHTC									
Beginning Balance		0	0	0	0	0	0	0	0
Pay-In		0	129,054	0	0	0	0	0	0
Pay In as Pct of Total LIHTC		0%	4.60%	0%	0%	0%	0%	0%	0.00%
Balance + Pay In		0	129,054	0	0	0	0	0	0
Draw		0	129,054	0	0	0	0	0	0
Balance		0	0	0	0	0	0	0	0
Interest Earned on Balance		0	0	0	0	0	0	0	0
Ending Balance		0	0	0	0	0	0	0	0
<b>SUBTOTAL SOURCES</b>		<b>0</b>	<b>129,054</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>BALANCE NEEDED</b>		<b>561,556</b>	<b>440,863</b>	<b>565,077</b>	<b>567,108</b>	<b>598,796</b>	<b>598,884</b>	<b>598,973</b>	<b>837,556</b>
<b>CFRC FUNDS</b>						<b>2,027,436</b>			
Drawn from LOCCS to Pay		61,864	68,208	61,864	148,864	576,973	576,973	576,973	815,468
Drawn from LOCCS as Collateral		485,109	485,109	485,109	398,109			0	0
Total Drawn from LOCCS		546,973	553,317	546,973	546,973	576,973	576,973	576,973	815,468
Cum Draw from LOCCS		3,246,506	3,799,823	4,346,787	4,893,770	5,470,743	6,047,717	6,624,690	7,440,158
Pct Cum Drawn from LOCCS		38%	45%	51%	57%	64%	71%	78%	87%
Invested as Collateral		485,109	485,109	485,109	398,109	0	0	0	0
Cumulative Invested as Collateral		2,425,545	2,910,654	3,395,763	3,793,872	3,793,872	3,793,872	3,793,872	3,793,872
Drawn to Pay		61,864	68,208	61,864	148,864	576,973	576,973	576,973	815,468
Cumulative Drawn to Pay		820,961	889,169	951,034	1,099,898	1,676,871	2,253,845	2,830,818	3,646,286
Cumulative Pct Drawn to Pay		10%	10%	11%	13%	20%	26%	33%	43%
Interest Due and Payable		0	0	0	0	0	0	0	0
Balance Available Less Retainage		5,280,070	4,726,763	4,179,779	3,632,806	3,055,833	2,478,859	1,901,866	1,086,418
<b>SUBTOTAL SOURCES</b>		<b>61,864</b>	<b>197,262</b>	<b>61,864</b>	<b>148,864</b>	<b>576,973</b>	<b>576,973</b>	<b>576,973</b>	<b>815,468</b>
<b>BALANCE NEEDED</b>		<b>499,692</b>	<b>372,654</b>	<b>503,213</b>	<b>418,244</b>	<b>21,823</b>	<b>21,911</b>	<b>22,000</b>	<b>22,088</b>
Draw Down Bonds									
Draw		499,692	372,654	503,213	418,244	21,823	21,911	22,000	22,088
Cumulative Draw		4,112,450	4,485,105	4,988,318	5,406,561	5,428,384	5,450,295	5,472,295	5,494,383
Interest Due and Payable		16,599	18,104	20,135	21,823	21,911	22,000	22,088	22,177
<b>TOTAL SOURCES</b>		<b>561,556</b>	<b>569,917</b>	<b>565,077</b>	<b>567,108</b>	<b>598,796</b>	<b>598,884</b>	<b>598,973</b>	<b>837,556</b>
<b>BALANCE NEEDED</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CUMULATIVE SOURCES</b>		<b>5,698,794</b>	<b>6,168,710</b>	<b>6,733,787</b>	<b>7,300,895</b>	<b>7,899,692</b>	<b>8,498,576</b>	<b>9,097,549</b>	<b>9,935,105</b>

DEVELOPMENT  
DRAWDOWN SCHEDULE:

Frank Berry Courts

113 Units

Frank Berry Courts	100% QUALIFIED OCCUPANCY PER NEF				SUBTOTAL
	NEF INSTALLMENT & BONDS PAID OFF	NEF	NEF	NEF	
USES:	Oct-11 13	Nov-11 14	Dec-11 15	Jan-12 16	
Acquisition				0	1,030,500
Rehab Rentals					5,821,308
Construction Contingency					582,131
Architect/Engineer					369,278
Phase One					3,200
Environmental Testing					60,683
Surveys					30,000
Soft Cost Contingency	5,997				72,358
Management Improvements					25,000
Appraisal					9,600
Market Studies					12,800
PHA Fees and Costs					160,000
Legal					164,000
Cost Certification/Accounting					25,376
Real Estate Taxes					0
Property Insurance					57,079
Title & Recording					120,000
PHA Audit					5,000
Bond Issuer Fees					185,000
Construction Loan Fees					94,624
Non-Dwelling Equipment					35,000
Tax Credit (HMFA) Fees					104,000
Relocation					113,000
Lease-up and Marketing					66,500
Furnishings					120,000
Admin PHA					305,000
Interim Loss		0	0	0	0
REPLACEMENT RESERVE					0
Operating Deficit Escrow					0
Affordability Reserve					0
Syndication Fees					48,000
Escrows					0
Retained Developer Fees	97,467				243,667
Pct of Total Developer Fee	10%				
<b>SUBTOTAL</b>	<b>103,464</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,843,004</b>
Construction Loan (Bond) Interest Due	22,177	0	0	0	217,742
<b>TOTAL USES</b>	<b>125,641</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,060,746</b>
DEFERRED FEE				0	0
INTERIM INCOME					0
PERMANENT DEBT				0	0
SELLERS NOTE					471,141
<b>SUBTOTAL SOURCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>471,141</b>
<b>BALANCE NEEDED</b>	<b>125,641</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,589,605</b>
Federal LIHTC					
Beginning Balance	0	40,999	40,999	40,999	
Pay-in	780,733	0	0		1,104,028
Pay in as Pct of Total LIHTC	27.82%	0%	0%	61%	
Balance + Pay In	780,733	40,999	40,999	40,999	
Draw	739,734	0	0	0	1,083,029
Balance	40,999	40,999	40,999	40,999	
Interest Earned on Balance	0	0	0	0	
Ending Balance	40,999	40,999	40,999	40,999	
<b>SUBTOTAL SOURCES</b>	<b>739,734</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,534,170</b>
<b>BALANCE NEEDED</b>	<b>-614,093</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,526,576</b>
CFRC FUNDS					
Drawn from LOCCS to Pay	1,086,418				4,732,704
Drawn from LOCCS as Collateral	0				
Total Drawn from LOCCS	1,086,418				
Cum Draw from LOCCS	8,526,576				
Pct Cum Drawn from LOCCS	100%				
Invested as Collateral					
Cumulative Invested as Collateral	3,793,872				
Drawn to Pay:	4,880,290	0	0	0	8,526,576
Cumulative Drawn to Pay	8,526,576	8,526,576	8,526,576	8,526,576	
Cumulative Pct Drawn to Pay	100%	100%	100%	100%	
Interest Due and Payable	0	0	0	0	
Balance Available Less Retainage	0	0	0	0	
<b>SUBTOTAL SOURCES</b>	<b>5,620,024</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,060,746</b>
<b>BALANCE NEEDED</b>	<b>-5,494,383</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Draw Down Bonds					
Draw	-5,494,383	0	0	0	
Cumulative Draw	0	0	0	0	0
Interest Due and Payable	0	0	0	0	
<b>TOTAL SOURCES</b>	<b>-5,368,742</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,060,746</b>
GAP(S) Attachment MS004c01	0	0	0	0	0
<b>CUMULATIVE SOURCES</b>	<b>4,566,363</b>	<b>4,566,363</b>	<b>4,566,363</b>	<b>4,566,363</b>	

DEVELOPMENT  
DRAWDOWN SCHEDULE:

Frank Berry Courts 113 Units		DRAWS THRU MONTH 16				4TH INSTALLMENT PER NEF	FINAL CLOSING:6TH INSTALLMENT PER NEF	TOTAL
Frank Berry Courts		Jan-12 16	Feb-12 17	Mar-12 18	Apr-12 19			
USES:								
Acquisition	1,030,500	1,030,500					1,030,500	
Demolition	0	0					0	
Rehab Rentals	5,821,308	5,821,308					5,821,308	
Construction: Contingency	582,131	582,131					582,131	
Architect/Engineer	369,278	369,278					369,278	
Phase One	3,200	3,200					3,200	
Environmental Testing	50,683	50,683					50,683	
Surveys	30,000	30,000					30,000	
Soft Cost Contingency	72,358	72,358					72,358	
Management Improvements	25,000	25,000					26,000	
Appraisal	9,600	9,600					9,500	
Market Studies	12,800	12,800					12,800	
PHA Fees and Costs	150,000	150,000					150,000	
Legal	205,000	184,000		41,000			205,000	
Cost Certification/Accounting	25,376	25,376					25,376	
Real Estate Taxes	0	0					0	
Property Insurance	57,079	57,079					57,079	
Title & Recording	120,000	120,000					120,000	
PHA Audit	5,000	5,000					5,000	
Bond Issuer Fees	185,000	185,000					185,000	
FHA/HUD FEES	0	0					0	
Construction Loan Fees	94,624	94,624					94,624	
Non-Dwelling Equipment	35,000	35,000					35,000	
Tax Credit (HMFA) Fees	104,000	104,000					104,000	
Relocation	113,000	113,000					113,000	
Lease-up & Marketing	66,500	66,500					66,500	
Furnishings	120,000	120,000					120,000	
Admin PHA	305,000	305,000					305,000	
Interim Loss	0	0					0	
REPLACEMENT RESERVE	0	0					0	
Operating Deficit Escrow	480,000	0		480,000			480,000	
Affordability Reserve	490,872	0		490,872			490,872	
Syndication Fees	48,000	48,000					48,000	
Escrows	0	0					0	
Retained Developer Fees	974,667	243,667		633,533	97,467		974,667	
Pct of Total Developer Fee		25%		65%	10%			
<b>SUBTOTAL</b>	<b>11,585,876</b>	<b>9,843,004</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>11,585,876</b>	
Construction Loan (Bond) Interest Due	217,742	217,742	0	0	0		217,742	
<b>TOTAL USES</b>	<b>11,803,618</b>	<b>10,060,746</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>11,803,618</b>	
RESERVE RELEASE	0	0					0	
DEFERRED FEE	0%	0	0				0	
INTERIM INCOME	0	0					0	
PERMANENT DEBT	0	0					0	
SELLERS NOTE	471,141	471,141					471,141	
<b>SUBTOTAL SOURCES</b>	<b>471,141</b>	<b>471,141</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>471,141</b>	
<b>BALANCE NEEDED</b>	<b>9,589,605</b>	<b>0</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>11,332,477</b>	
Federal LIHTC								
Beginning Balance			40,999	40,999	0			
Pay-in	2,805,901	1,104,028	0	1,604,406	97,467		2,805,901	
Pay in as Pct of Total LIHTC		39%	0%	67.18%	3.47%		100%	
Balance + Pay in		1,104,028	40,999	1,645,405	97,467			
Draw		1,083,029	0	1,645,405	97,467		2,805,901	
Balance		40,999	40,999	0	0			
Interest Earned on Balance	0%	0%	0	0	0		0	
Ending Balance		40,999	40,999	0	0			
<b>SUBTOTAL SOURCES</b>		<b>1,534,170</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>3,277,042</b>	
<b>BALANCE NEEDED</b>		<b>8,526,576</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>8,526,576</b>	
CFRC FUNDS								
Drawn from LOCCS		4,732,704						
Draw	8,526,576	8,526,576	0	0	0		8,526,576	
Cumulative Draw		8,526,576	8,526,576	8,526,576	8,526,576			
Cumulative Pct Drawn		100%	100%	100%	100%			
Interest Due and Payable	0%	0	0	0	0		0	
Balance Available Less Retainage	30%	5,968,603	0	0	0			
<b>SUBTOTAL SOURCES</b>		<b>10,060,746</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>11,803,618</b>	
<b>BALANCE NEEDED</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Draw Down Bonds								
Draw	5,500,000	0	0	0	0			
Cumulative Draw		0	0	0	0			
Interest Due and Payable	6.75%	0.5625%	0	0	0		0	
<b>TOTAL SOURCES</b>		<b>10,060,746</b>	<b>0</b>	<b>1,645,405</b>	<b>97,467</b>		<b>11,803,618</b>	
<b>GAP/(SURPLUS)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
<b>CUMULATIVE SOURCES</b>		<b>10,060,746</b>	<b>10,060,746</b>	<b>11,706,151</b>	<b>11,803,618</b>			

DEVELOPMENT  
DRAWDOWN SCHEDULE:

Frank Berry Courts		CONSTRUCTION
113 Units		CLOSING: 1ST
Frank Berry Courts		INSTALLMENT NEF
		Sep-10
USES:		
Acquisition		559,359
Rehab Rentals		
Construction: Contingency		
Architect/Engineer		261,959
Phase One		3,200
Environmental Testing		25,342
Surveys		15,000
Soft Cost Contingency		36,179
Management Improvements		0
Appraisal		9,500
Market Studies		12,800
PHA Fees and Costs		59,349
Cost Certification/Accounting		10,000
Property Insurance		57,079
Title & Recording		96,000
PHA Audit		0
Non-Dwelling Equipment		0
Relocation		44,581
Lease-up and Marketing		
Furnishings		
Admin PHA		239,859
TOTAL USES TO BE PAID FROM CFRC FUNDS		1,430,168
PREDEVELOPMENT DRAWS		343,768
BALANCE OF CFRC FUNDS DUE AT CLOSING		1,086,418

To the Chancery Clerk of Lauderdale County, Mississippi: The property described in this instrument is located in Meridian, Lauderdale County, Mississippi as described in Exhibit A attached hereto.

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

J. Richard Barry  
Hammack, Barry, Thaggard and May  
505 Constitution Avenue  
Meridian, Mississippi 39301  
Phone: (601) 693-2393

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**PARTIAL RELEASE  
DECLARATION OF TRUST AND RESTRICTIVE COVENANTS**

**THIS PARTIAL DEED OF RELEASE** is made as of the \_\_\_\_ day of September, 2010, by the **UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")**, as successor to the Public Housing Administration and the Federal Public Housing Authority and on behalf of the United States of America, with respect to the following recitals:

A. HUD or its predecessors entered into certain Declarations of Trust (the "**Declarations**"), in which the Housing Authority of the City of Meridian, Mississippi or its predecessors (the "**Authority**") placed in trust for the benefit of HUD or its predecessors, and in which HUD or its predecessors accepted in trust, certain real properties owned by the Authority, situated in the City of Meridian, State of Mississippi.

- B. The dates of said Declarations and the record information associated with each, are as follows:
- (a) Declaration filed December 31, 1940 in Book 236 at Page 552;
  - (b) Declaration filed April 6, 1989 in Book 1141 at Page 500;
  - (c) Declaration filed October 23, 1989 in Book 1161 at Page 659;

The above described Declarations are hereby collectively referred to as the "**Record Documents.**"

C. Among the real properties included as security for the Record Documents is the site of the Frank Berry Courts public housing project, known as Authority Project Number **MS004000020** which site will be leased by the Authority to a private entity for redevelopment and which will be subject to a new Declaration of Restrictive Covenants affecting only the real property to be so redeveloped.

D. Pursuant to a Mixed-Finance Amendment to the Annual Contributions Contract dated as of the date hereof, HUD approved the redevelopment of the Frank Berry Courts housing project on the real property identified in Exhibit A. The parties to the redevelopment of the project desire the release of such real property from the encumbrance of the Record Documents, and HUD has agreed to such release.

NOW, THEREFORE, the undersigned, as beneficiary and legal owner of the Record Documents, does hereby RELEASE and QUIT-CLAIM unto the Authority THAT PART of the real property described in the Record Documents, situated in the City of Meridian, State of Mississippi, as more particularly described in Exhibit A attached hereto and made a part hereof.

This RELEASE and QUIT-CLAIM also applies to any other agreements and documents executed prior to this date between the undersigned and the Authority that, similarly to the Recorded Documents, placed on the real property identified in Exhibit A for the benefit of HUD or its predecessors, provided, however, that this RELEASE and QUIT-CLAIM shall only apply to the real property identified in Exhibit A.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging, free, clear and discharged from the encumbrance of the Record Document.

IN WITNESS WHEREOF, the undersigned has executed this Partial Deed of Release as of the date first above written.

**UNITED STATES DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

By: \_\_\_\_\_  
Holly Bellino  
Its: Director of Office of Public Housing, Jackson Office

STATE OF MISSISSIPPI

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for said county and state on this \_\_\_\_ day of September, 2010, within my jurisdiction, the within named Holly Bellino, who acknowledged to me that she is Director of the Office of Public Housing of the Department of Housing & Urban Development and that in said representative capacity she executed the foregoing instrument on behalf of the Secretary of Housing & Urban Development after first having been duly authorized to do so.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Legal Description**

BLOCKS 1, 2, AND 3 OF THE HOUSING AUTHORITY OF THE CITY OF MERIDIAN AS RECORDED IN MAP BOOK 3 PAGE 29, LESS AND EXCEPT THAT CERTAIN TRACT OF LAND AS RECORDED IN DEED BOOK 2061 AT PAGE 134, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 15 OF GALLAGHER'S ADDITION TO THE CITY OF MERIDIAN, LAUDERDALE COUNTY, MISSISSIPPI, RUN THENCE NORTH 120 FEET; THENCE EAST 151 FEET; THENCE SOUTH 111.93 FEET, MORE OR LESS, TO THE NORTH LINE OF 8TH STREET; RUN THENCE SOUTH 81 DEGREES 19 MINUTES WEST ALONG THE NORTH LINE OF 8TH STREET, 47.82 FEET; RUN THENCE WEST ALONG THE NORTH LINE OF 8TH STREET, 104 FEET TO THE POINT OF BEGINNING, LYING AND BEING ON NORTH OF 8TH STREET TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING.

To the Chancery Clerk of Lauderdale County, Mississippi: The property described in this instrument is located in Meridian, Lauderdale County, Mississippi as described in Exhibit A attached hereto.

This instrument was prepared by and, once recorded, should be returned to:

J. Richard Barry  
Hammack, Barry, Thaggard and May  
505 Constitution Avenue  
Meridian, Mississippi 39301  
Phone: (601) 693-2393

#### NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") is made and entered into as of the \_\_\_\_ day of September, 2010, by and between the UNITED STATES OF AMERICA, acting by and through the SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("HUD"), and BERRY COURT ASSOCIATES, L.P., a Mississippi limited partnership ("Owner").

#### WITNESSETH:

WHEREAS, the Housing Authority of the City of Meridian (the "Authority") and HUD have entered into a certain Consolidated Annual Contributions Contract (the "ACC"), which provides for loans, grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining and operating certain public housing projects; and

WHEREAS, the ACC, on or about the date hereof, has been amended by that certain Mixed-Finance Amendment (as so amended, and as same may be amended further from time to time, the "Amended ACC"), so as to be made applicable to one hundred thirteen (113) public housing units to be located in a new development to be known as Frank Berry Courts (the "Development"); and

WHEREAS, the real property comprising the Development is being leased to Owner pursuant to that certain Ground Lease between the Authority and Owner dated on or about the date hereof (the "Lease"), said property being more particularly described in Exhibit A hereto and being referred to herein as the "Leased Premises"; and

WHEREAS, HUD has certain rights with respect to the Leased Premises pursuant to the Amended ACC; and

WHEREAS, in connection with the Development the parties hereto desire to enter into this Agreement on the terms set forth below.

NOW THEREFORE, in consideration of the foregoing premises, Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. Non-Disturbance. In the event that HUD or any transferee from or through HUD acquires title to, or possession of the Leased Premises pursuant to HUD's exercise of its remedies in the event of a default by the Authority under the Amended ACC or the Declaration of Restrictive Covenants, or otherwise under applicable law, then so long as Owner is not in default under the Lease (subject to any applicable notice and cure periods set forth therein), (i) the Lease shall not be terminated, nor shall the use, possession or enjoyment of the Leased Premises by Owner be interfered with, nor shall the leasehold estate granted by the Lease be affected in any manner, except in accordance with the provisions of the Lease, (ii) neither HUD nor such transferee shall take any action that would interfere with or disturb the possession or use of the Leased Premises or other rights under the Lease by Owner, except in accordance with the provisions of the Lease, and (iii) the Leased Premises shall be subject to the Lease and HUD and any such transferee shall recognize Owner as the lessee of the Leased Premises for the remainder of the term of the Lease in accordance with the provisions thereof.
2. Attornment. Owner hereby agrees with HUD that, in the event HUD or its transferee acquires title to or possession of the Leased Premises pursuant to HUD's exercise of its remedies in the event of a default by the Authority under the Amended ACC or otherwise under applicable law, then Owner shall attorn to and recognize HUD or its transferee as the lessor under the Lease for the remainder of the term thereof, and Owner shall perform and observe its obligations thereunder, subject only to the terms and conditions of the Lease. Owner further covenants and agrees to execute and deliver upon request of HUD, or its assigns, an appropriate agreement of attornment to HUD and any subsequent titleholder of the Leased Premises.
3. No Modification of Lease. Nothing herein contained nor anything done pursuant to the provisions hereof shall be deemed or construed to modify the Lease.
4. Title of Paragraphs. The titles of the paragraphs of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.
5. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi and, where applicable, the laws of the United States of America.
6. Provisions Binding. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and permitted assigns (including mortgagees), respectively, of HUD and Owner.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**HUD:**

UNITED STATES OF AMERICA  
Secretary of Housing and Urban Development

By: \_\_\_\_\_  
Holly Bellino, Director  
Office of Public Housing  
Mississippi Field Office

STATE OF MISSISSIPPI )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2010 by Holly Bellino who, being by me duly sworn, did say that she is the Director of the Office of Public Housing in the Mississippi Field Office of the U.S. Department of Housing and Urban Development, and that he has the authority to execute under oath and has so executed the above instrument for and on behalf of the U.S. Department of Housing and Urban Development.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

\_\_\_\_\_  
Notary Public  
Print, Type or Stamp Name

**OWNER:**

BERRY COURT ASSOCIATES, L.P., a Mississippi limited partnership

By: Berry Court-Michaels L.L.C., a Mississippi a limited liability company and its general partner

By: \_\_\_\_\_  
Ava J. Goldman  
Its: Vice President

STATE OF MISSISSIPPI

COUNTY OF LAUDERDALE

Personally appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of September, 2010, within my jurisdiction, the within named Ava J. Goldman, who acknowledged to me that she is vice president of Berry Court-Michaels, L.L.C., a Mississippi limited liability company and general partner of Berry Court Associates, L.P., a Mississippi limited partnership, and that for and on behalf of said limited partnership as vice president of general partner of said limited partnership, and as the act and deed of said limited partnership as general partner of said limited partnership, and as the act and deed of said limited partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited partnership and said limited liability company so to do.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**EXHIBIT A**  
**LEGAL DESCRIPTION OF LEASED PREMISES**

BLOCKS 1, 2, AND 3 OF THE HOUSING AUTHORITY OF THE CITY OF MERIDIAN AS RECORDED IN MAP BOOK 3 PAGE 29, LESS AND EXCEPT THAT CERTAIN TRACT OF LAND AS RECORDED IN DEED BOOK 2061 AT PAGE 134, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 15 OF GALLAGHER'S ADDITION TO THE CITY OF MERIDIAN, LAUDERDALE COUNTY, MISSISSIPPI, RUN THENCE NORTH 120 FEET; THENCE EAST 151 FEET; THENCE SOUTH 111.93 FEET, MORE OR LESS, TO THE NORTH LINE OF 8TH STREET; RUN THENCE SOUTH 81 DEGREES 19 MINUTES WEST ALONG THE NORTH LINE OF 8TH STREET, 47.82 FEET; RUN THENCE WEST ALONG THE NORTH LINE OF 8TH STREET, 104 FEET TO THE POINT OF BEGINNING, LYING AND BEING ON NORTH OF 8TH STREET TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING.

Part I: Summary		Grant Type and Number		Replacement Housing Factor No:		Federal FY of Grant 2009	
PEHA Name:		Capital Fund Program Grant No: MS00400000209F		Date of CFFP:		Capital Fund Recovery	
The Housing Authority of the City of Meridian						Competitive Grant	
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2 )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost	Expended	
1	Total non-CFP Funds						
2	1406 Operations	\$ -	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration	\$ 305,000.00	\$ 335,000.00	\$ 335,000.00	\$ 198,792.74	\$ 198,792.74	
5	1411 Audit	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$ 1,542,909.00	\$ 1,117,211.00	\$ 1,117,210.00	\$ 738,882.97	\$ 738,882.97	
8	1440 Site Acquisition	\$ 559,359.00	\$ 559,359.00	\$ 559,359.00	\$ 559,359.00	\$ 559,359.00	
9	1450 Site Improvement	\$ 625,000.00	\$ 625,000.00	\$ 625,000.00	\$ 625,000.00	\$ 625,000.00	
10	1460 Dwelling Structures	\$ 5,021,308.00	\$ 5,522,006.00	\$ 5,522,007.00	\$ 4,984,605.10	\$ 4,984,605.10	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	
13	1475 Nondwelling Equipment	\$ 155,000.00	\$ 75,000.00	\$ 75,000.00	\$ 46,694.85	\$ 46,694.85	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	\$ 113,000.00	\$ 118,000.00	\$ 118,000.00	\$ 113,967.82	\$ 113,967.82	
17	1499 Development Activities						
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)	\$ 8,526,576.00	\$ 8,526,576.00	\$ 8,526,576.00	\$ 7,442,302.48	\$ 7,442,302.48	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 compliance						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant: 2009</b>	
<b>PHA Name:</b>		Capital Fund Program Grant No: MS00400000209F		Capital Fund Recovery	
The Housing Authority of the City of Meridian		Replacement Housing Factor No:		Competitive Grant	
Date of CFFP:		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2 )			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Actual Cost	
<input type="checkbox"/> Summary by Development Account		Total Estimated Cost			
Line No. 26		Amount of line 20 Related to Energy Conservation Measures		Signature of Public Housing Director	
Signature of Executive Director		Date		Date	
<i>Ronald J. ...</i>		11/02/11			

AS OF 10/18/2011

Part II: Supporting Pages									
PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS0040000209F Replacement Housing Factor Grant No:				Federal FY of Grant: 2009 Capital Fund Recovery Grant (CFRC)			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Obligated	Expended	Status of Work
	Operations	1406		\$ -					
	<b>Subtotal</b>			\$ -			\$ -	\$ -	
	Employee expenses associated with travel to ARRA Competitive Grant Award Conferences	1408		\$ 25,000.00			\$ -	\$ -	
	<b>Subtotal</b>			\$ 25,000.00			\$ -	\$ -	
	MHA will assign a Modernization Project Coordinator and assistant for a period of 3 years. Funds requested will include salary & fringe benefits	1410		\$ 94,908.50		\$ 144,243.76	\$ 144,243.76	\$ 89,641.42	
	MHA will assign a Construction Inspector and Assistant for a period of 3 years. Funds requested will include salary & benefits	1410		\$ 59,264.22		\$ 55,093.49	\$ 55,093.49	\$ 39,440.90	

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  
 AS OF 10/18/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:		Status of Work	
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS0040000209F Replacement Housing Factor Grant No:		2009 Capital Fund Recovery Grant (CFRC)			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
	MHA will assign a Grant Accountant & Accounts Payable Coordinator for a period of 3 years. Funds requested will include salary & benefits MHA will assign a Relocation Coordinator & 2 assistants for a period of 3 years. Funds requested will include salary & benefits The estimated cost of office supplies, telephone, etc associated with administrative functions	1410		\$ 52,582.72	\$ 82,754.79	\$ 82,754.79	\$ 45,005.67
		1410		\$ 91,215.68	\$ 37,907.96	\$ 37,907.96	\$ 12,805.16
		1410		\$ 7,028.88	\$ 15,000.00	\$ 15,000.00	\$ 11,899.59
	<b>Subtotal</b>			\$ 305,000.00	\$ 335,000.00	\$ 335,000.00	\$ 198,792.74
	Audit Costs for a period of 3 years	1411		\$ 5,000.00	\$ -	\$ -	
	<b>Subtotal</b>			\$ 5,000.00	\$ -	\$ -	\$ -
	MHA will retain contractors for review & consultant purposes as well as delivering financial documents for HUD approval.	1430		\$ 150,000.00	\$ 180,000.00	\$ 180,000.00	\$ 145,401.83

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  
 AS OF 10/18/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:		Status of Work	
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS0040000209F Replacement Housing Factor Grant No:		2009 Capital Fund Recovery Grant (CFRC)			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
	Developer & its' Architects were selected on a competitive basis. Developer will select additional consultants, if needed on a competitive basis.	1430		\$ 744,417.00	\$ 789,417.00	\$ 789,416.00	\$ 593,481.14
	Contingency	1430		\$ 648,492.00	\$ 147,794.00	\$ 147,794.00	
	<b>Subtotal</b>			<b>\$ 1,542,909.00</b>	<b>\$ 1,117,211.00</b>	<b>\$ 1,117,210.00</b>	<b>\$ 738,882.97</b>
	Acquisition of improvements	1440		\$ 559,359.00	\$ 559,359.00	\$ 559,359.00	\$ 559,359.00
	<b>Subtotal</b>			<b>\$ 559,359.00</b>	<b>\$ 559,359.00</b>	<b>\$ 559,359.00</b>	<b>\$ 559,359.00</b>
	Cost of site improvements not being paid through private and public donations. Contractor will be selected by Developer through competitive process	1450	5	\$ 625,000.00	\$ 625,000.00	\$ 625,000.00	\$ 625,000.00
	<b>Subtotal</b>			<b>\$ 625,000.00</b>	<b>\$ 625,000.00</b>	<b>\$ 625,000.00</b>	<b>\$ 625,000.00</b>

Annual Statement of 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  
 AS OF 10/18/2011

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS0040000209F Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 Capital Fund Recovery Grant (CFRC)		Status of Work
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost
				Original	Revised	
	Developer will select General Contractor to complete on-site construction on a competitive basis. Costs are apportioned on basis of replacement units to all units.	1460		\$ 5,021,308.00	\$ 5,522,006.00	\$ 4,984,605.10
	<b>Subtotal</b>			\$ 5,021,308.00	\$ 5,522,006.00	\$ 4,984,605.10
		1465				
	<b>Subtotal</b>			\$ -	\$ -	\$ -
	Developer will select General Contractor to complete on-site community building	1470		\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
	<b>Subtotal</b>			\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
	Furnishing for Common Area	1475		\$ 120,000.00	\$ 75,000.00	\$ 46,694.85

AS OF 10/18/2011

Part II: Supporting Pages									
PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: MS0040000209F Replacement Housing Factor Grant No:				Federal FY of Grant: 2009 Capital Fund Recovery Grant (CFRC)			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	Modernization Vehicles & equipment necessary for rehab	1475		\$ 35,000.00	\$ -	\$ -	\$ -		
	<b>Subtotal</b>			\$ 155,000.00	\$ 75,000.00	\$ 75,000.00	\$ 46,694.85		
		1485							
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -		
	Relocation benefits will be needed to assist families in moving	1495		\$ 113,000.00	\$ 118,000.00	\$ 118,000.00	\$ 113,967.82		
	<b>Subtotal</b>			\$ 113,000.00	\$ 118,000.00	\$ 118,000.00	\$ 113,967.82		
		1501		\$ -	\$ -	\$ -	\$ -		
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -		
		1502							
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -		

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

AS OF 10/18/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:		Status of Work	
PHA Name:		Capital Fund Program Grant No: MS0040000209F		2009 Capital Fund Recovery Grant		(CFRC)	
The Housing Authority of the City of Meridian		Replacement Housing Factor Grant No:					
Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original	Revised	Obligated	Expended
				\$ 8,526,576.00	\$ 8,526,576.00	\$ 8,526,576.00	\$ 7,442,302.48
<b>Grand Total</b>				\$ 8,526,576.00	\$ 8,526,576.00	\$ 8,526,576.00	\$ 7,442,302.48

87.28%

**Capital Fund Recovery Competition Grant Sources and Uses  
(PERMANENT FINANCING)**

Grantee or Applicant HA: The Housing Authority of the City of Meridian

Development Name and Phase: FRANK BERRY COURT

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	113	-	-	-	113

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan (ARRA/CFRC)	Loan	\$ 8,058,678	\$ -	\$ -	\$ 8,058,678
Public Housing Capital Assistance: Grant	Grant	\$ -	\$ -	\$ -	\$ -
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ 2,805,901	\$ -	\$ 2,805,901
Other:	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Deferred Development Fee		\$ -	\$ -	\$ -	\$ -
Other: Sellers Note		\$ -	\$ -	\$ 471,141	\$ 471,141
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
<b>Total Development Sources (Part A)</b>		\$ 8,058,678	\$ 2,805,901	\$ 471,141	\$ 11,333,618

Part B: Additional Sources	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (ARRA/CFRC)	\$ 470,000	\$ -	\$ -	\$ 470,000
Other:	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Sources (Part B)</b>	\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Sources this Phase (Parts A and B)</b>	\$ 8,528,678	\$ 2,805,901	\$ 471,141	\$ 11,803,618

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ 4,807,109	\$ -	\$ -	\$ 4,807,109
Builder's General Requirements	1460	\$ 306,384	\$ -	\$ -	\$ 306,384
Builder's Overhead	1460	\$ 102,128	\$ -	\$ -	\$ 102,128
Builder's Profit	1460	\$ 306,385	\$ -	\$ -	\$ 306,385
Site Improvement	1450	\$ 625,000	\$ -	\$ -	\$ 625,000
Other: Community Facility	1470	\$ 175,000	\$ -	\$ -	\$ 175,000
<b>Subtotal: Development Construction Costs</b>		\$ 6,322,006	\$ -	\$ -	\$ 6,322,006

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ 559,359	\$ -	\$ 471,141	\$ 1,030,500
Accounting and Cost Certification	1430	\$ 25,378	\$ -	\$ -	\$ 25,378
Appraisal / Mkt Study Expense	1430	\$ 22,300	\$ -	\$ -	\$ 22,300
Architect & Engineer Fees	1430	\$ 398,791	\$ -	\$ -	\$ 398,791
Environmental Assessment, Testing & Cleanup	1430	\$ 53,883	\$ -	\$ -	\$ 53,883
Financing & Application Expense, Lender	1430	\$ -	\$ 94,624	\$ -	\$ 94,624
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 104,000	\$ -	\$ 104,000
Insurance, Construction Period	1430	\$ 57,079	\$ -	\$ -	\$ 57,079
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ 217,742	\$ -	\$ 217,742
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 205,000	\$ -	\$ 205,000
Marketing & Lease-up Expense	1430	\$ 111,500	\$ 30,150	\$ -	\$ 141,650
Permits, Construction & Utility Hookup	1430	\$ -	\$ -	\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 30,000	\$ -	\$ -	\$ 30,000
Title & Recording Fees	1430	\$ 92,488	\$ -	\$ -	\$ 92,488
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Hard and Soft Contingency	1430	\$ 147,784	\$ 5,987	\$ -	\$ 153,771
Other: Reserves (ACG) & Operating		\$ -	\$ 970,872	\$ -	\$ 970,872
Other: Furnishings for Common Areas	1475	\$ 75,000	\$ -	\$ -	\$ 75,000
Other: Bond Issuance Fees		\$ -	\$ 154,850	\$ -	\$ 154,850
Other: Relocation Expense	1495	\$ 113,000	\$ -	\$ -	\$ 113,000
Other: Syndicator Fees		\$ -	\$ 48,000	\$ -	\$ 48,000
Other: Admin PHA	1410	\$ 50,000	\$ -	\$ -	\$ 50,000
Other: Developer Fee		\$ -	\$ 974,667	\$ -	\$ 974,667
<b>Subtotal: Development Soft Costs</b>		\$ 1,176,211	\$ 2,805,902	\$ 471,141	\$ 4,453,254
<b>Total Uses for Development (Part A)</b>		\$ 8,058,678	\$ 2,805,902	\$ 471,141	\$ 11,834,318

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 285,000	\$ -	\$ -	\$ 285,000
Fees & Costs	1430	\$ 180,000	\$ -	\$ -	\$ 180,000
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Audit	1411	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Common Area Furnishing	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ 5,000	\$ -	\$ -	\$ 5,000
<b>Total Additional Uses (Part B)</b>		\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Uses this Phase (Parts A and B)</b>		\$ 8,528,678	\$ 2,805,902	\$ 471,141	\$ 12,304,316

**Capital Fund Recovery Competition Grant Sources and Uses  
(CONSTRUCTION PERIOD)**

Grantee or Applicant HA: **The Housing Authority of the City of Meridian**

Development Name and Phase: **FRANK BERRY COURT**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	113	-	-	-	113

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan (ARRA/CFRC)	Loan	\$ 6,641,740	\$ -	\$ -	\$ 6,641,740
Public Housing Capital Assistance: Grant	Grant	\$ -	\$ -	\$ -	\$ -
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ 323,293	\$ -	\$ 323,293
Other: Tax-Exempt Financing	Loan	\$ -	\$ 5,600,000	\$ -	\$ 5,600,000
Other: Deferred Development Fee	Loan	\$ -	\$ -	\$ -	\$ -
Sellers Note	Loan	\$ -	\$ -	\$ 471,141	\$ 471,141
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
Other:		\$ -	\$ -	\$ -	\$ -
<b>Total Development Sources (Part A)</b>		\$ 6,641,740	\$ 5,823,293	\$ 471,141	\$ 11,936,174

Part B: Additional Sources	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (ARRA/CFRC)	\$ 470,000	\$ -	\$ -	\$ 470,000
Other:	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Sources (Part B)</b>	\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Sources this Phase (Parts A and B)</b>	\$ 5,683,663	\$ 5,823,293	\$ 471,141	\$ 12,408,174

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ 153,123	\$ 3,513,689	\$ -	\$ 3,666,812
Builder's General Requirements	1460	\$ 12,300	\$ 248,205	\$ -	\$ 260,505
Builder's Overhead	1460	\$ 4,100	\$ 82,735	\$ -	\$ 86,835
Builder's Profit	1460	\$ 12,300	\$ 248,205	\$ -	\$ 260,505
Site Improvement	1460	\$ -	\$ 625,000	\$ -	\$ 625,000
Other: Community Facility	1470	\$ -	\$ 175,000	\$ -	\$ 175,000
<b>Subtotal: Development Construction Costs</b>		\$ 181,823	\$ 4,887,666	\$ -	\$ 5,069,489

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ 559,359	\$ -	\$ 471,141	\$ 1,030,500
Accounting and Cost Certification	1430	\$ 16,344	\$ -	\$ -	\$ 16,344
Appraisal / Mkt Study Expense	1430	\$ 22,300	\$ -	\$ -	\$ 22,300
Architect & Engineer Fees	1430	\$ 360,335	\$ -	\$ -	\$ 360,335
Environmental Assessment, Testing & Cleanup	1430	\$ 28,542	\$ -	\$ -	\$ 28,542
Financing & Application Exp., Lender	1430	\$ -	\$ 94,624	\$ -	\$ 94,624
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 104,000	\$ -	\$ 104,000
Insurance, Construction Period	1430	\$ 57,079	\$ -	\$ -	\$ 57,079
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ 193,903	\$ -	\$ 193,903
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 164,000	\$ -	\$ 164,000
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ -	\$ -	\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 86,000	\$ -	\$ -	\$ 86,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 538,828	\$ -	\$ -	\$ 538,828
Other: Reserves (ACC) & Operating		\$ -	\$ -	\$ -	\$ -
Other: Furnishings for Common Areas	1475	\$ 90,000	\$ -	\$ -	\$ 90,000
Other: Bond Issuance Fees		\$ -	\$ 185,000	\$ -	\$ 185,000
Other: Relocation Expense	1495	\$ 113,000	\$ -	\$ -	\$ 113,000
Other: Drawn as Collateral for Construction Bonds		\$ 3,613,029	\$ -	\$ -	\$ 3,613,029
Other: Syndicator Fees		\$ -	\$ 48,000	\$ -	\$ 48,000
Other: Admin PHA	1410	\$ 50,000	\$ -	\$ -	\$ 50,000
Other: Developer Fee		\$ -	\$ 146,200	\$ -	\$ 146,200
<b>Subtotal: Development Soft Costs</b>		\$ 4,908,048	\$ 935,727	\$ 471,141	\$ 6,866,786
<b>Total Uses for Development (Part A)</b>		\$ 5,085,326	\$ 5,823,293	\$ 471,141	\$ 11,936,174

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assst. (ARRA/CFRC)	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ 25,000	\$ -	\$ -	\$ 25,000
Administration, PHA	1410	\$ 265,000	\$ -	\$ -	\$ 265,000
Fees & Costs	1430	\$ 160,000	\$ -	\$ -	\$ 160,000
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Audit	1411	\$ 5,000	\$ -	\$ -	\$ 5,000
Non-Dwelling Structures	1475	\$ 35,000	\$ -	\$ -	\$ 35,000
Common Area Furnishing	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Uses (Part B)</b>		\$ 470,000	\$ -	\$ -	\$ 470,000
<b>Total Uses this Phase (Parts A and B)</b>		\$ 5,683,326	\$ 5,823,293	\$ 471,141	\$ 12,408,174

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

<b>Part I: Summary</b>	<b>Grant Type and Number</b>
PHA Name: The Housing Authority of the City of Meridian	Capital Fund Program Grant No: MS26P00450110      Replacement Housing Factor No: Date of CFPP:
Federal FY of Grant: 2010 Capital Fund	

Original Annual Statement       Reserve for Disasters/Emergencies Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/11       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 423,720.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 20,000.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 211,860.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 1,000.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 68,064.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 558,360.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 187,900.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 50,264.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,182.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$ 3,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 561,250.00	\$ -	\$ 561,250.00	\$ 561,250.00
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)	\$ 2,118,600.00	\$ -	\$ 561,250.00	\$ 561,250.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

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: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450110 Date of CFFP:	Replacement Housing Factor No:	Federal FY of Grant: 2010 Capital Fund
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Original Annual Statement

Performance and Evaluation Report for Period Ending: 9/30/11

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

Final Performance and Evaluation Report

Line No. 26	Summary by Development Account Amount of line 20 Related to Energy Conservation Measures	Total Estimated Cost	Total Actual Cost
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Signature of Executive Director <i>Ernie Turner</i>	Date 1/10/12	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Meridian  
 Grant Type and Number: Capital Fund Program Grant No: MS29P00450110  
 Replacement Housing Factor Grant No: Federal FY of Grant: 2010 Capital Fund

9/30/2011

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MHA Wide	Operations	1406		\$ 423,720.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			<b>\$ 423,720.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	Staff Training Computer Software	1408 1408		\$ 10,000.00 \$ 10,000.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			<b>\$ 20,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	CFP Salaries Including Benefits	1410		\$ 211,860.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			<b>\$ 211,860.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA W/d	Audit Cost	1411		\$ 1,000.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			<b>\$ 1,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	A&E Fees	1430		\$ 68,064.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			<b>\$ 68,064.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	Acquire Property for Homeownship	1440		\$ -	\$ -	\$ -	\$ -	

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

PHA Name: The Housing Authority of the City of Meridian

Grant Type and Number: Capital Fund Program Grant No: MS29P00450110  
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2010 Capital Fund

9/30/2011

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended		
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -		
		1450							
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -		
MS004-004	Replace Heating Systems Replace/repair gutters/fasica & paint	1460		\$ 218,712.00					
MS004-004	Interior Door Replacement	1460		\$ 40,000.00					
MS004-010	Storm Door Replacement	1460		\$ 36,000.00					
MS004-12A	Storm Door Replacement	1460		\$ 100,000.00					
MS004-012A	Exterior Door Replacement	1460		\$ 158,648.00					
MS004-013	Paint Porch Ceilings/railings	1460		\$ 5,000.00					
	<b>Subtotal</b>			\$ 558,360.00	\$ -	\$ -	\$ -		
MS004-013	Replace Appliances	1465	80	\$ 60,500.00					
MS004-006	Replace Appliances	1465	53	\$ 40,000.00					

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

PHA Name: The Housing Authority of the City of Meridian

Grant Type and Number: Capital Fund Program Grant No. MS29P00450110  
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2010 Capital Fund

9/30/2011

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MS004-014	Replace Appliances	1465	25	\$ 20,000.00				
MS004-001	Replace Appliances	1465	89	\$ 67,400.00				
	<b>Subtotal</b>			<b>\$ 187,900.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MS004-012A	Residential Bus Shelter Modernization: Install metal benches, metal roof & security cameras to modernize residential	1470		\$ 25,132.00				
MS004-012B	Modernization: Install metal benches, metal roof & security cameras to modernize residential	1470		\$ 25,132.00				
	<b>Subtotal</b>			<b>\$ 50,264.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	Computer Hardware	1475		\$ 15,000.00				
MHA Wide	Maint. Vehicles/Equipment	1475		\$ 18,182.00				
	<b>Subtotal</b>			<b>\$ 33,182.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
		1485						

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

PHA Name: The Housing Authority of the City of Meridian  
 Grant Type and Number: Capital Fund Program Grant No: MS29P00450110  
 Replacement Housing Factor Grant No: 2010 Capital Fund  
 Federal FY of Grant: 9/30/2011

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
MHA Wide	Relocation	1495		\$ 3,000.00				
	<b>Subtotal</b>			\$ 3,000.00	\$ -	\$ -	\$ -	
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 561,250.00		\$ 561,250.00	\$ 561,250.00	
	<b>Subtotal</b>			\$ -	\$ 561,250.00	\$ 561,250.00	\$ 561,250.00	
	Contingency	1502						
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
	<b>Grand Total</b>			\$ 2,118,600.00	\$ -	\$ 561,250.00	\$ 561,250.00	

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

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program No: MS26P00450110 Replacement Housing Factor No:		Federal FY of Grant: 2010 Capital Fund		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original	Revised	Actual	Reasons for Revised Target Dates
MHA Wide	6/12/2012		6/12/2014			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.
	Original	Revised	Actual	Original	Revised	Actual

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: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450111 Date of CFFP:	Replacement Housing Factor No:	Federal FY of Grant: 2011 Capital Fund
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Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 9/30/11  
 Reserve for Disasters/Emergencies Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 306,343.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 10,000.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 153,171.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 1,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 68,064.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 257,182.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 145,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 25,206.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$ 3,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 562,750.00			
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)	\$ 1,531,716.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				

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: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450111 Date of CFFP:	Replacement Housing Factor No:	Federal FY of Grant: 2011 Capital Fund
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Original Annual Statement

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

Performance and Evaluation Report for Period Ending: 9/30/11

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
26	Amount of line 20 Related to Energy Conservation Measures		

Signature of Executive Director <i>Ronald Johnson</i>	Date 1/10/12	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:

The Housing Authority of the City of Meridian

Grant Type and Number

Capital Fund Program Grant No: MS29P00450111  
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2011 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MHA Wide	Operations	1406		\$ 306,343.00	-	\$ -	-	
	<b>Subtotal</b>			<b>\$ 306,343.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	Computer Software	1408		\$ 10,000.00	-	\$ -	-	
	<b>Subtotal</b>			<b>\$ 10,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	CFP Salaries Including Benefits	1410		\$ 153,171.00	-	\$ -	-	
	<b>Subtotal</b>			<b>\$ 153,171.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wod	Audit Cost	1411		\$ 1,000.00	-	\$ -	-	
	<b>Subtotal</b>			<b>\$ 1,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	A&E Fees	1430		\$ 68,064.00	-	\$ -	-	
	<b>Subtotal</b>			<b>\$ 68,064.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
	<b>Subtotal</b>	1440		<b>\$ 68,064.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	





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

PHA Name: The Housing Authority of the City of Meridian  
 Grant Type and Number: Capital Fund Program Grant No: MS29P00450111  
 Replacement Housing Factor Grant No: 2011 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
MHA Wide	Relocation	1495		\$ 3,000.00				
	<b>Subtotal</b>			\$ 3,000.00	\$ -	\$ -	\$ -	
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501		\$ 562,750.00				
	<b>Subtotal</b>			\$ 562,750.00	\$ -	\$ -	\$ -	
	Contingency	1502						
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
	<b>Grand Total</b>			\$ 1,531,716.00	\$ -	\$ -	\$ -	

\$ -

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

**Part III: Implementation Schedule**

**PHA Name:** The Housing Authority of the City of Meridian  
**Grant Type and Number:** Capital Fund Program No: MS26P00450111  
**Replacement Housing Factor No.:**

**Federal FY of Grant:** 2011 Capital Fund

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MHA Wide	6/12/2013			6/12/2015			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, 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: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: MS26P00450112 Date of CFFP:	Federal FY of Grant: 2012 Capital Fund
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Original Annual Statement  
 Performance and Evaluation Report for Period Ending:  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	306,343.00	-	\$ -	\$ -
3	1408 Management Improvements	10,000.00	-	\$ -	\$ -
4	1410 Administration	153,171.00	-	\$ -	\$ -
5	1411 Audit	1,000.00	-	\$ -	\$ -
6	1415 Liquidated Damages				
7	1430 Fees and Costs	61,496.00	-	\$ -	\$ -
8	1440 Site Acquisition	\$ -	-	\$ -	\$ -
9	1450 Site Improvement	150,000.00	-	\$ -	\$ -
10	1460 Dwelling Structures	60,000.00	-	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	-	\$ -	\$ -
12	1470 Nondwelling Structures	203,000.00	-	\$ -	\$ -
13	1475 Nondwelling Equipment	25,206.00	-	\$ -	\$ -
14	1485 Demolition	\$ -	-	\$ -	\$ -
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	3,000.00	-	\$ -	\$ -
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA	558,500.00			
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)	\$ 1,531,716.00		\$ -	\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant: 2012</b>	
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: MS26P00450112 Date of CFFP:		Replacement Housing Factor No:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>		
26	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>
<i>[Handwritten Signature]</i>		1/10/12			

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

PHA Name:

The Housing Authority of the City of Meridian

Grant Type and Number

Capital Fund Program Grant No: MS29P00450112  
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2012 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MHA Wide	Operations	1406		\$ 306,343.00				
	<b>Subtotal</b>			<b>\$ 306,343.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	Computer Software	1408		\$ 10,000.00				
	<b>Subtotal</b>			<b>\$ 10,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	CFP Salaries Including Benefits	1410		\$ 153,171.00				
	<b>Subtotal</b>			<b>\$ 153,171.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wod	Audit Cost	1411		\$ 1,000.00				
	<b>Subtotal</b>			<b>\$ 1,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
MHA Wide	A&E Fees	1430		\$ 61,496.00				
	<b>Subtotal</b>			<b>\$ 61,496.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
	<b>Subtotal</b>	1440		<b>\$ 61,496.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

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

**PHA Name:**

The Housing Authority of the City of Meridian

**Grant Type and Number**

Capital Fund Program Grant No: MS29P00450112  
 Replacement Housing Factor Grant No:

**Federal FY of Grant:**

2012 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MS004-12A	Upgrade basketball court; replace goals & overlay asphalt add fence, security lights, & benches; add landscaping	1450	1	\$ 50,000.00				
MS004-12B	Upgrade basketball court; replace goals & overlay asphalt add fence, security lights, & benches; add landscaping	1450	2	\$ 50,000.00				
MS004-12B	Eliminate Soil Erosion; perform soil erosion testing & perform work in accordance with environmental consulting firm/A&E	1450	1	\$ 50,000.00				
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
MS004-12A	Paint Occupied Units	1460	30 units	\$ 60,000.00				
	<b>Subtotal</b>			\$ 150,000.00	\$ -	\$ -	\$ -	



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

PHA Name: The Housing Authority of the City of Meridian  
 Grant Type and Number: Capital Fund Program Grant No: MS29P00450112  
 Replacement Housing Factor Grant No:  
 Federal FY of Grant: 2012 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MS004-12A	Renovate manager's office & add security measures to office; replace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture, add central ac/heat system; replace electric fixtures	1470	1	\$ 52,500.00				
MS004-12B	Renovate manager's office & add security measures to office; replace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture, add central ac/heat system; replace electric fixtures	1470	1	\$ 52,500.00				
MS004-12C	Renovate manager's office & add security measures to office; replace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture, add central ac/heat system; replace electric fixtures	1470		\$ 29,000.00				

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

**PHA Name:**

The Housing Authority of the City of Meridian

**Grant Type and Number**

Capital Fund Program Grant No: MS29P00450112  
 Replacement Housing Factor Grant No:

**Federal FY of Grant:**

2012 Capital Fund

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MS004-13	Renovate manager's office & add security measures to office; replace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture, add central ac/heat system; replace electric fixtures	1470		\$ 29,000.00		\$ -	\$ -	
	<b>Subtotal</b>			\$ 203,000.00	\$ -	\$ -	\$ -	
MHA Wide	Purchase Computer Hardware	1475		\$ 7,024.00				
MHA Wide	Purchase New Maint. Vehicle	1475	1	\$ 18,182.00				
	<b>Subtotal</b>			\$ 25,206.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>	1485			\$ -	\$ -	\$ -	
MHA Wide	Relocation	1495		\$ 3,000.00				

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

PHA Name:

The Housing Authority of the City of Meridian

Grant Type and Number

Capital Fund Program Grant No: MS29P00450112  
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2012 Capital Fund

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Subtotal</b>			\$ 3,000.00	\$ -	\$ -	\$ -	
	Bond Proceeds issued for Construction of 72 Units at J.T. Davis	1501	\$ -	\$ 558,500.00	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
	Contingency	1502	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Subtotal</b>			\$ -	\$ -	\$ -	\$ -	
	<b>Grand Total</b>			\$ 1,531,716.00	\$ -	\$ -	\$ -	

\$ -

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

**PHA Name:** The Housing Authority of the City of Meridian      **Grant Type and Number:** Capital Fund Program No: MS26P00450112 Replacement Housing Factor No:

**Federal FY of Grant:** 2012 Capital Fund

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

MHA Wide	6/12/2014			6/12/2016			H.R. 4194 pgs. 97-98 Obligation of funds - requirement 24 months from date which funds became available. Expenditure of funds - requirement 4 years from date which funds available.

**Capital Fund Program--Five-Year Action Plan**

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

**Part I: Summary**

PHA Name/Number Meridian Housing Authority/MS004		Locality (City/County & State) Meridian/Lauderdale, MS			Original 5-Year Plan Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
A. MHA Wide						
B. Physical Improvements	630,000	630,000	625,579	627,079	627,079	
Subtotal		0	0	0	0	
C. Management Improvements		5314	5000	5000	5000	
D. PHA-Wide Non-dwelling Structures and Equipment		153,171	153,171	153,171	153,171	
E. Administration		31,000	31,000	31,000	31,000	
F. Other		153,481	153,716	153,716	155,966	
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service		558,750	563,250	561,750	559,500	
K. Total CFP Funds		1,531,716	1,531,716	1,531,716	1,531,716	
L. Total Non-CFP Funds						
M. Grand Total		1,531,716	1,531,716	1,531,716	1,531,716	

Capital Fund Program---Five-Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year ____ 2013 _____ FFY ____ 2013 _____		Work Statement for Year: ____ 2014 _____ FFY ____ 2014 _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SSS	MS00400001/Highway Village Renovate Manager's office & add security measures to office; eplace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture; add central ac/heat system; replace electric fixtures.	1	40,000	MS004000001/Highway Village Replace/repair kitchen floor	89 units	20,000
Approved	MS004000001/Highway Village Renovate Community Center; replace doors, windows, floors, walls, ceilings; add central ac/heat system; replace electric fixtures; replace furniture	1	40,000	MS004000001/Highway Village Replace kitchen sinks	89 units	40,000

### Capital Fund Program--Five-Year Action Plan

Statement						
MS0040000051/Western Gardens	Upgrade basketball ct; replace basketball goals & overlay asphalt; add fence; security lights, & benches; add landscaping	1	50,000	MS004000001/Highway Village	89 units	15,000
MS004000004/George Reese Courts	Paint Porch Railings	194 porches	40,000	MS004000004/06,10A,B,C	19 units	103,216
MS004000004/George Reese	Renovate Manager's office & add security measures to office; replace doors, windows, floors, walls, ceilings; add security locks, security cameras, security service windows; replace furniture, add central ac/heat system; replace electric fixtures.	1	50,000	MS004000003/10D,	33 units	47,589
MS004000004/Magnolia Courts	Paint Porch Railings	106 porches	20,000	MS004000001/10F, 11C&D	38 units	54,495
				Replace Hydronic Heating units		

Capital Fund Program Five-Year Action Plan

	MS004000004/Magnolia Courts Soffit Repair	53 units	40,000	MS004000004/George Reese Repair damaged soffit/fascia	15 bldgs	50,000
	MS0040004/10A B Repair Roof/soffit/fascia/gutters	13 units	150,000	MS004000001/4-11C&D Replace Interior Doors	22 units	35,000
	MS004000003/10D Repair roof/soffit/fascia/gutters	25 units	100,000	MS004000001/4-11C&D Repair Buckling Sidewalks	10 ft	5,000
	MS004000003/11A&B Replace roof/soffit/fascia/gutters	8 units	50,000	MS004000003/4-11A&B Replace Interior Doors	8 units	15,000
	MS004000001/11C&D Replace roof/soffit/fascia/gutters	22 units	50,000	MS004000003/4-11A&B Repair Buckling Sidewalks	10 ft	15,000

Capital Fund Program---Five-Year Action Plan

				MS004000051/Western Gardens Replace Exterior Siding on all bldgs	25 bldgs	75,000
				MS004000051/Western Gardens Gutter Repair/replacement on all bldgs	25 bldgs	75,000
				MS004000052/Eastern Gardens Replace Exterior Siding on all bldgs	34 bldgs	75,279
				Subtotal of Estimated Cost		\$625,579
				Subtotal of Estimated Cost		\$630,000

**Capital Fund Program--Five-Year Action Plan**

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

Work Statement for Year 1 FFY 2012	Work Statement for Year ____ 2015 _____ FFY ____ 2015 _____		Work Statement for Year: ____ 2016 _____ FFY ____ 2016 _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
\$65 Approved	MSS004000004/George Reese Replace Heating systems	97 units	200,000	MSS004000051/Oakland Install privacy/security fence along property lin	1	60,000
\$65 Approved	MSS004000004/George Reese Replace/repair gutters/downspouts/fascia boards/soffits/siding & paint building exterior	97 units	100,000	MSS004000003/10D Mt.Barton Bathroom Renovation - replace all bathroom fixtures & accessories;replace bathroom doors, window, floors, ceilings, lights; repaint bathroom	25 units	100,000
\$65 Approved	MSS004000004/George Reese Major Kitchen Renovation; replace doors, windows, walls, floors, ceilings; replace cabinets, appliances, electrical fixtures; repair plumbing	97 units	103,000	MSS004000013/Sowashsee Sornn Door replacement - front & back	162	100,000



Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/20011

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

Work Statement for Year 2013	Work Statement for Year 2014		
Year 1 FFY 12	FFY 2013	FFY 2014	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
HA Wide Operations(1406)	153,481	HA Wide Operations(1406)	153,716
HA Wide Management Improvements(1408)		HA Wide Management Improvements(1408)	
HA Wide Central Office Administration(1410)	153,171	HA Wide Central Office Administration(1410)	153,171
Audit Cost (1411)	1,000	Audit Cost (1411)	1,000
HA Wide Fees & Costs(1430)	30,000	HA Wide Fees & Costs(1430)	30,000
HA Wide Maintenance & Computer Equipment(1475)	5,314	HA Wide Maintenance & Computer Equipment(1475)	5,000
MS004000018/J.T. Davis Courts Bond Proceeds	558,750	MS004000018/J.T. Davis Courts Bond Proceeds	563,250
Subtotal of Estimated Cost	901,716	Subtotal of Estimated Cost	906,137



Meridian Housing Authority

**DRAFT**

**Proposed use of Replacement Housing Factor Funds**

- I. **Site I** - The Meridian Housing Authority has existing property on the corner of Valley and 47<sup>th</sup> street (across from the Carousel Community Center) which part of the original site for Victory Village. This site will accommodate a total of five (5) three bedroom houses, approximately 1,200 square feet each.  
**Site II** - Existing property located on Manning Street, which is property not used during Carousel Homeownership phase. This existing lot will accommodate a total of four (4) three bedroom houses, approximately 1,200 square feet.  
**Site III** – Planned purchase of home site within 100 feet of Site II, known as the Bonner Property. The current appraised value is \$22,000.
- II. **Development Method** – New construction, single family dwellings with property currently owned by Meridian Housing Authority, except for Site III as stated above. All ten (10) of these units will be placed under the ACC with Meridian Housing Authority.
- III. **Structure Type** – Single Family and/or Townhouses with 3 bedrooms.
- IV. **Schedule:**
  - A. 05/30/2011 - Review existing plans and specifications used for Carousel place from WRT.
  - B. 05/30/2011 – Draft Change Order to M3A’s current A&E contract for the building of these 10 units or do RFQ.
  - C. 05/30/2011 – Discuss with several local banks about their potential interest in this project. Loan must be made based on repayment of the receipt of future payments to MHA from Replacement Housing Factor funds.
  - D. 11/30/2011 – Submit Development proposal to HUD.
  - E. 12/15/2011 – Up-date the 2012 Annual Plan with development concept.
  - F. 01/01/2012 – Issue Request for Proposal for Bank Loan.
  - G. 01/01/2012 – Issue Request for Proposal for Construction Contractor.
  - H. 06/30/2012 – DOFA.

**SOURCES AND USES OF FUNDS**

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**SOURCES:**

Replacement Housing Factor Funds	
Year 1	181,562
Year 2	160,826
Year 3	147,208
Year 4	149,415
Year 5	151,769
Construction Loan from local lender - Term of Five (5) Years <b>(Note 1)</b>	 825,000
Operating Reserves from Public Hsg	250,000
TOTAL SOURCES	<hr/> <hr/> <u>1,865,780</u>

**USES:**

Construction of 10 Homes - \$150K EA	1,500,000
Purchase of Bonner Property	22,000
Demolition of Existing Structure on Bonner Property	 7,500
Survey and Environmental on Bonner	3,500
Legal Fees	25,000
Purchase of Plans and Specifications	2,500
A & E (8% of Hard Costs)	147,200
Close costs on Bank Finance	5,000
Developer Fee (MHA) [8%]	147,200
Contingency	5,880
TOTAL SOURCES	<hr/> <hr/> <u>1,865,780</u>

**Note 1 - Bank loan will be repaid from future receipts of Replacement  
Housing Factor Funds in Years 2012 through 2015**

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PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26R00450106	Federal FY of Grant: RHF 2006
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Original Annual Statement  
 Performance and Evaluation Report for Period Ending: \_\_\_\_\_  
 Reserve for Disasters/Emergencies Revised Annual Statement (revision no: \_\_\_\_\_)  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$	181,561.00		
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)	\$	181,561.00	\$	-
21	Amount of line 20 Related to LBP Activities			\$	-
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

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Part I: Summary

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26RR00450106	Federal FY of Grant: RHF 2006
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 Performance and Evaluation Report for Period Ending: \_\_\_\_\_  
 Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: \_\_\_\_\_)  
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Line No.	Summary by Development Account	Amount of line 26 Related to Energy Conservation Measures	Total Estimated Cost	Total Actual Cost
26	Signature of Executive/Director	<i>[Signature]</i>		
	Date	<i>1/10/12</i>	Signature of Public Housing Director	Date

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>Federal FY of Grant:</b>
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFFP:	RHF 2007
		Replacement Housing Factor No: MS26R00450107	

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 Performance and Evaluation Report for Period Ending: \_\_\_\_\_

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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonependable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
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)	\$	160,826.00	\$	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				

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PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor No: MS26R00450107		Federal FY of Grant: RHF 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
26	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Handwritten Signature]</i>		1/10/12		<i>[Handwritten Signature]</i>			

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>Federal FY of Grant:</b>
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFPP:	2008
		Replacement Housing Factor No: MS26R00450108	

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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$	147,208.00		
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)	\$	147,208.00	\$	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				

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PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFFP:		2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>		
26	Amount of line #0 Related to Energy Conservation Measures				
Signature of Executive Director:		Date	Signature of Public Housing Director	Date	
<i>Arnold James IV</i>		1/10		1/12	

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>Federal FY of Grant:</b> RHF 2009
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26R00450109

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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities		\$ 44,773.00		
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)	\$	44,773.00	\$	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b> RHF	
PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFFP:		2009	
		Replacement Housing Factor No: MS26R00450109			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>		
26	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	<b>Date</b>		
<i>Ronald Johnson</i>			<i>1/10/12</i>		

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Part I: Summary

PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26R00450309	Federal FY of Grant: RHF 2009
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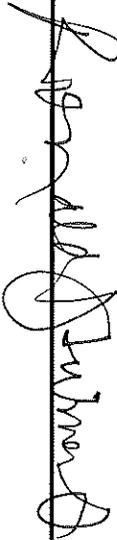
Original Annual Statement  
 Performance and Evaluation Report for Period Ending: \_\_\_\_\_

Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: \_\_\_\_\_)  
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities		\$		
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)	\$	104,642.00	\$	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				

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PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CFFP:		2009	
Replacement Housing Factor No: MS26R00450309					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>		
26	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>
		1/10/12			

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PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26R00450110	Federal FY of Grant: RHF 2010
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$	151,769.00		
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)	\$	151,769.00	\$	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				

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PHA Name: The Housing Authority of the City of Meridian		Capital Fund Program Grant No: Date of CEFP:		2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>		
26	Amount of line 20 Related to Energy Conservation Measure(s)				
Signature of Executive Director <i>Kristy Ann D</i>		Signature of Public Housing Director		Date 1/10 / 12	

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PHA Name: The Housing Authority of the City of Meridian	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor No: MS26R00450111	Federal FY of Grant: RHF 2011
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$	120,735.00		
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)	\$	120,735.00	\$	-
21	Amount of line 20 Related to LBP Activities			\$	-
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				

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Part I: Summary

PHA Name: The Housing Authority of the City of Meridian		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor No: MS26R00450111		Federal FY of Grant: RHF 2011	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
26	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>Wesley Turner</i>		4/10/12					

## *Use of a Chemical Agent – Policy Statement*

*In today's complex society, certain employees of the Meridian Housing Authority (MHA) at times are confronted with situations where, in order to protect their personal safety, control must be exercised to overcome physical aggression and neutralize an assault. Control may be achieved through verbal communications such as advice, persuasion, and warnings. As a last resort, a use of force beyond verbal communications may be necessary. The MHA is authorizing certain employees to utilize a chemical agent when verbal communications have failed in the situation at hand. It should be noted that analysis may not involve lengthy deliberations. Due to the urgency often inherent in such situations, the decision to escalate the use of a chemical agent may be nearly instantaneous.*

*Employees of MHA are expected to treat all persons, regardless of their involvement in a situation, with humanity, courtesy, and the dignity due any human being, to the extent that such treatment is allowed by the subject's actions. MHA employees shall maintain a professional attitude at all times. They shall not be argumentative or engage in acts that might incite a subject to become physically aggressive. MHA employees shall never invoke the use of a chemical agent unless the use is reasonable and necessary for the specific situation. Such reasonable and necessary use of a chemical agent may be used to:*

- Neutralize an unlawful assault upon the employee or another.*

The use of the chemical agent will end immediately when the aggression ceases and has been overcome.

Employees invoking the use of a chemical agent must be able to articulate the need and justification for the use of a chemical agent. Full disclosure of the circumstances requiring the use of a chemical agent shall be thoroughly documented in a written report completed in conjunction with the Incident Report generated by the police. The employee shall make every attempt to identify others that may have been a witness to the situation that lead to the use of a chemical agent and request they remain on the scene until the police arrive.

As soon as humanly possible, employees invoking the use of a chemical agent shall make an emergency call for assistance to the Meridian Police Department (MPD) and inform the MHA's Housing Operations manager and the Office of the Executive Director. Only trained employees of MHA can be authorized to be armed with and deploy a chemical agent. The only such chemical agent shall be provided by the MHA.

It should be noted that the best justification for the use of the chemical agent must result from a criminal offense of aggression committed by the suspect which will result in an arrest by the police. MHA employees may not have the ability to detain a suspect until the police arrive. Therefore the employee should make every attempt to have enough information on the suspect to have an arrest warrant filed on the suspect should he leave the scene before the police arrive.