

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-
0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2010 - 2014

Streamlined Annual Plan for Fiscal Year 2012

YAZOO CITY HOUSING AUTHORITY

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

Streamlined Annual PHA Plan
PHA Fiscal Year 2012
[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

Attachment "A" MS063A01

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

Attachment "B" MS063B01

Violence Against Women Act

Attachment "C" MS063C01

Resident Advisory Board and Comments

Attachment "D" MS063D01

Capital Fund Program Original Annual Statement FY2012

Attachment "E" MS063E01

P&E Statements for CFP FY 2011

Attachment "F" MS063F01

P&E Statements for CFP FY 2010

Attachment "G" MS063G01

P&E Statements for CFP FY 2009

Attachment "H" MS063H01

CFP Five Year Action Plan

MS063V01

PHA 5 Year and Annual Plan

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Yazoo City Housing Authority</u> PHA Code: <u>MS26P063</u> PHA Type: <input checked="" 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>1/2012</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>288</u> Number of HCV units: _____														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1:															
PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.														

5.2

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies: **With improved maintenance techniques, improved management and occupancy controls.**
 - Leverage private or other public funds to create additional housing opportunities: **The Housing Authority will be working with public and private sources to develop additional housing within the Yazoo City area. Currently, work has begun on this project for affordable housing and homeownership.**
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS and MASS score)
Improve advisory score to high performer level.
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: **With the use of the Capital Funds , the PHA will continue ongoing efforts to improve the livability, security, energy efficiency, and preserve the physical integrity of the structures. By implementing these improvements, the PHA has established the goal of having the units totally compatible with the private market rentals in the area by the end of year 2014.**
 - Demolish or dispose of obsolete public housing: **The Housing Authority plan to demolish and dispose of two (2) public housing developments that are obsolete as to physical condition, location, and other factors, making them unsuitable for housing purposes.**
 - Provide replacement public housing: See Below
 - Provide replacement vouchers:
 - Other: (list below)
 - PHA Goal: Increase assisted housing choicesObjectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: **The Housing Authority will pursue financial products and services that will make it possible for its residents and low-, moderate-, and middle-income families to become homeowners.**
- Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **With the use of the adopted deconcentration policy and the implementation of the Assessment Management Program (AMP), the PHA has a goal increasing the income level of the residency. The PHA will strive to increase this income by 2% a year for each AMP resulting in an overall increase of 10% for each AMP.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: **Continue to have all developments relatively free of drugs and criminal activity by the continual efforts of working the local enforcement agencies and residents organizations.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: **The PHA continue to offers job referral assistance to residents seeking employment. Additionally, the PHA in partnership with the Local Community Agencies has residents serve as volunteers which allows the residents to gain work experience preparing them for the job market. The PHA has a goal of increasing the number of resident working by two a year.**
 - Provide or attract supportive services to improve assistance recipients’ employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below) **The PHA continue to participates in the programs which provides budget counseling to the resident to improves their ability to become self sufficient and economically independent.**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **The PHA will continue to undertake affirmative equal access for all applicants which is reinforced in Chapter I Sec. D of the Admissions and Continued Occupancy Policy.**
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: NONE</p> <p>The PHA held its Public Hearing and Resident Advisory Board meeting on Tuesday, September 20, 2011 at 4:00 P. M. There were no comments or challenged elements regarding the annual and five year plan.</p> <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. Yazoo City Housing Authority 121 Lindsey Lawn Street Yazoo City, MS 39194</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Yazoo city Housing Authority has entered into a contract for strategic planning sevicees for redevelopment. The services include planning for Demolition,Mixed Finance,Capital Fund Leveraging, Property Aquisition,and Homeownership.</p> <p>In order to address the limited number of affordable housing opportunities the Yazoo City Housing Authority is seeking to develop thirty-six units of affordable housing. The mix would be two, three and four bedroom units configured in a variety of housing types. This is the beginning of two phases that will replace deteriorated public housing at the "Woolwine" and "Fouche" developments. Public Housing designated units will make up at least 51% of the units. Rents for the remaining 49% will be at or below 60% of the Yazoo County AMI. This plan is part of a concerted effort to provide affordable as well as a multi-year plan to demolish, and redevelop more Yazoo City Housing Authority's public housing stock that was constructed over fifty years ago.</p> <p>The funding of the redevelopment will encompass several sources of financing and leveraging. YCHA is proposing the primary source be the utilization of tax credits through the Mississippi Home Corporation as a source of equity. The state will award qualified applicants tax credits on a competitive basis, which will be sold to investors.</p> <p>Applications for additional grant assistance will be made to the regional office of the Federal Home Loan Bank. Assistance will be sought in the form of both a development grant and interest rate subsidy on debt financing through a participating CRA lender.</p> <p>The Housing Authority will use other sources of financing as well. Financing of debt may consist of conventional debt, Capital Fund Financing Program, tax-exempt bonds, and HOME, CDBG, and NSP.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

Select all that apply

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Other: (list below)
Lengthy waiting list.

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The PHA have reduced its vacancies with improved maintenance techniques, improved management and occupancy controls along with capital fund improvements.

The PHA improved public housing management and improve advisory score to a high performer level.

The PHA goal to renovate or modernize public housing units with Capital Fund Program funds is being achieved and is on schedule.

The PHA continues to partnership with the Yazoo City Community Action Agency to provide residents drug prevention, educational and recreational programs.

The PHA continues its goal to ensure equal access to assist housing.

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

The PHA goal to increase the average income of residents by 2% a year. Unfortunately, Yazoo City and Yazoo County are currently suffering a higher unemployment rate than the state average and this has had a negative impact on overall employment in general and on YCHA specifically.

The PHA continues its PHDEP efforts to improve security by providing drug prevention programs and security thru the use of operating funds and the capital fund. Additionally, the housing authority has installed security surveillance cameras to add to its efforts.

The PHA established the goal to provide services for elderly families through senior services. The PHA is meeting this goal.

The PHA established the goal to continue the policy to assure affirmative equal access for all applicants. The PHA is meeting this goal.

The PHA established the goal to make handicapped modifications to units exceeding 504 requirements based on individual need. The PHA is meeting this goal.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

Authority does recognize the need for public notification for items contained within the 5-Year and Annual Plans. This authority shall make proper 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 compliance with The U.S. Department of Housing and Urban Development requirements. Substantial deviation or Significant amendment or shall mean those of the mission statement, goals and objective, capital fund program or changes in significant expenditures. And changes in requirement for administration of Public Housing requiring public comment and/or public hearing.

B. Significant Amendment or Modification to the Annual Plan

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

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

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

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ATTACHMENT “A”

Civil Rights Certifications

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

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

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

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan

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

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

- Additions of non-emergency work items not currently included in the Annual Statement or the 5-Year Action Plan or changes in use of replacement reserve funds under the Capitol Fund;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

ATTACHMENT “B”

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

The VAWA prohibits the Yazoo Housing Authority (YHA) to evict or remove assistance from certain persons (including members of the victim’s immediate family) living in the YHA developments if the asserted grounds for such action is:

- An instance of domestic violence;
- Dating violence;
- Sexual assault; or
- Stalking

These terms are defined in Section 3 of the United States Housing Action of 1937, and amended by the VAWA in Section 42 of U.S.C. 10329.

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

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

This Policy has the following principal goals and objectives:

Maintaining compliance with all applicable legal requirements imposed by VAWA;

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

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

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

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

This policy will be known as the Violence Against Women Act (VAWA) policy. Hereafter called (LHA)Violence Against Women Act (VAWA) policy.

GOAL:

To protect denial of admission to and/or eviction of individuals of Domestic Violence in which they were victims.

OBJECTIVE:

To assure protected victims, each of which are defined separately, establishes together a broad group of protected individuals (all of which are herein referred to as victims of domestic violence) Dating Violence, Sexual Assault and Stalking, housing needs are addressed. Note that these definitions include, among others, children, as well as Victims of Dating Violence and Stalking.

POLICY:

LHA will not deny admission, continued occupancy, or terminate the tenancy of an applicant/tenant who are victims of domestic violence. Management may however “bifurcate” a

lease/application or other wise remove a household member from a lease/application without regard to whether a household member is a signatory to the lease/application in order to evict/ remove any individual who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing or otherwise penalizing the victim of violence who is also a tenant or lawful occupant, applicant (providing the culpable person will no longer reside in the unit). The LHA may however deny admission and/or evict where the LHA can demonstrate “an actual and imminent threat to other tenants or those employed at or providing service to the property.”

Management may request in writing that an individual complete, sign and submit, within 14 business days a HUD approved certification form that certifies that he/she is a victim of domestic violence, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual will provide the name of the perpetrator.

In lieu of a certification form and/or in addition to, a tenant/applicant may provide to the LHA (1) some local police records or court record; (2) documentation signed and attested to by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, or the effects of abuse, in which the professional’s attests under penalties of perjury to the belief that the incident(s) in question are bona fide.

If the certifications or information is not provided timely, none of the protections afforded to the victim of domestic violence will apply and management would be free to evict.

Information provided to the LHA relating to the fact of any household member being a victim of domestic violence, dating violence, or stalking will be retained by the Authority in confidence, and will not be shared or disclosed without your consent except in denial/eviction proceedings or as otherwise required by law.

NOTE: The LHA may at the Executive Director’s (or his or her signee) discretion, provide assistance to an individual based solely upon the individual’s statement or other corroborating evidence.

One or more incidents of actual or threatened domestic violence will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and will not be good cause for termination of tenancy or occupancy right of the victim of such violence.

Termination procedures will be effected in accordance with Federal, State, or Local Law. LHA will honor court orders addressing rights of access or control of the property including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up. Management may not subject an individual who is a victim of domestic violence to a more demanding standard than other tenants in determining whether to evict. Management will however make a determination as to any actual and/or imminent threat to other tenants or those employed at or providing services to the property if the tenant is not evicted. Violation of the lease not premised on the act or acts of violence in question against the tenant or a member of the tenant’s household may however result in eviction.

DEFINITIONS:

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitated with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under domestic or family violence laws, or by any other person against an adult or youth who is protected from that person’s acts under the domestic or family violence laws.

Dating violence: Violence committed by a person:

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

(B) where the existence of such a relationship will be determined based on a consideration of the following factors: (I) the length of the relationship; (II) the type of relationship; and (III) the frequency of interaction between the persons involved in the relationship.

Stalking: To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (I) that person; (II) a member of the immediate family of that person; or(III) the spouse or intimate partner of that person.

Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

Date: _____

This form must be completed and returned by _____ . If for some reason you cannot have this form completed and returned by this date you must contact _____ at _____ .

TO BE COMPLETED BY RESIDENT:

Name of the victim of domestic violence, dating violence or stalking: _____

Name(s)of residents listed on lease (if not the victim): _____

Name of the perpetrator of the violence (if known): _____

If name of perpetrator is not known, explain why: _____

Relation to victim: _____

Certification of the violence. (Please check one):

Attached a copy of a police report, temporary or permanent restraining order or, other, police report or court record relating to the violence; OR

Had the section below completed by a professional who helped me address the violence.

I hereby certify under penalty of perjury that the foregoing is true and correct:

Signature _____ Date _____

TO BE COMPLETED BY VICTIM SERVICE PROVIDER, ATTORNEY, MEDICAL PROFESSIONAL, ONLY IF VICTIM IS CERTIFYING THE VIOLENCE BY A STATEMENT.

This section may be completed by an employee, (LHA) or volunteer of a service provider, attorney, or medical professional from whom the victim has sought assistance in addressing the violence or its effects.

Name of individual completing this section _____

What category best describes you? Attorney Medical provider Victim service provider Employee (LHA)

Title _____ Agency/ business name _____

Phone Contact Information

Address _____

I hereby certify under penalty of perjury that the foregoing is true and correct and I believe that the incident(s) described above as a basis for eviction or housing termination are bona fide incidents of abuse.

Signature _____ Date _____

NOTIFICATION OF RIGHTS UNDER VIOLENCE AGAINST WOMEN ACT (VAWA)

DATE: _____

TO: _____

FROM: Yazoo City Housing Authority, 121 Lindsey Lawn, Yazoo City, MS 39194

A new federal law reauthorizing the Violence Against Women Act (VAWA) provides certain rights to tenants and lawful occupants of public housing. This law requires that you be notified of these rights.

Protections Against Eviction

1. VAWA states that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking (as these terms are defined in VAWA) will not be considered to be a “serious or repeated” violation of your lease, if you are the victim of the incident or incidents. This means you may not be evicted based on such an incident(s) where you are the victim.

2 In addition, although the housing authority may evict you for certain types of criminal activity as provided in your lease, VAWA states that the housing agency may not evict you if the criminal activity is:

- (a) directly related to domestic violence, dating violence, or stalking; and
- (b) engaged in by a member of your household, or any guest, or another person under your control; and
- © you or a member of your immediate family is the victim of this criminal activity.

Certification

If the housing agency notifies you that it intends to terminate your tenancy based on an incident or incidents of domestic violence, dating violence, or stalking, and you claim protection against eviction under VAWA, the housing may require you to deliver a certification. You must deliver the certification within 14 business days after you receive the housing agency’s request for it. If you do not do this within the time allowed, you will not have any protection under VAWA and the agency may proceed with terminating your tenancy without reference to the VAWA protections.

You may certify either by:

(a) Completing and delivering a HUD-approved certification form which will be supplied to you by the housing authority; or

(b) Providing the housing agency with documentation signed by an employee, agent, or volunteer of a service provider, an attorney, or a medical professional from whom the (you or another member of your immediate family) has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse.

(This certification must be sworn under penalty of perjury); or

© Producing a Federal, State, tribal, territorial, or local police record.

Confidentially

Information you provide to the housing authority relating to the fact that you or another member of your household is a victim of domestic violence, dating violence, or stalking will be retained by the housing authority in confidence. This information will not be shared or disclosed by the agency without your consent except as necessary in an eviction proceeding or as otherwise required by law.

Limitations

1. Prevents the housing agency from terminating tenancy and evicting for any violation of a lease that is not based on a matter involving domestic violence, dating violence, or stalking for which VAWA provide protections as described above. However, the housing agency may not in such cases apply any stricter standard to you than to other tenants.

2. Prevents the housing agency from terminating tenancy and evicting where the housing authority can demonstrate “an actual and imminent threat to other tenants or those employed at or providing service to the property.” Where such a threat can be demonstrated by the housing agency, you will not be protected from eviction by VAWA.

3. Limits the ability of the housing agency to comply with court orders addressing rights of access to or control of the property. This includes civil protection orders entered for the protection of the victim or relating to the distribution or possession of property.

4. Supersedes any Federal, State or local law that provides greater protection than VAWA.

Housing Agency Right to Remove Perpetrator of Domestic Violence

VAWA also creates a new authority under Federal law that allows a housing agency to evict, remove, or terminate assistance to any individual tenant or lawful occupant of public housing who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other action adverse to the other occupants.

Further Information

You may obtain a copy of the housing authority’s written policy concerning domestic violence, dating violence, and stalking, from: _____.

The written policy contains, among other things, definitions of the terms “domestic violence,” “dating violence,” “stalking,” and “immediate family.”

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

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

Ms. Bertha Jones, President, 1900 Gordon Avenue #86, Yazoo City, MS 39194

Ms. Linda Levison, Vice-President, 1900 Gordon Ave. #89, Yazoo City, MS 39194

Ms. Carolyn Henderson, Secretary, 1900 Gordon Avenue #100., Yazoo City, MS 39194

Ms. Mary Deal, Treasurer, 700 West 7th Street #115, Yazoo City, MS 39194

Ms. Brenda Tillis, Member, 700 West 7th Street #119, Yazoo City, MS 39194

Ms. Janet Scott, Member, 121 Lindsey Lawn Drive #28, Yazoo City, MS 39194

SELECTION OF RESIDENT ADVISORY BOARD MEMBERS:

The Resident Advisory Board consists of six (6) members who are adult recipient of PHA assistance. They are selected by the resident body and serve in a dual capacity. Meetings are held quarterly.

CHALLENGED ELEMENTS: NONE

A. Resident Advisory Board Recommendations

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

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

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

 Other: (list below)

The PHA held its Public Hearing and Resident Advisory Board meeting on Tuesday, September 20, 2011 at 4:00 P. M.

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

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 8/31/2011

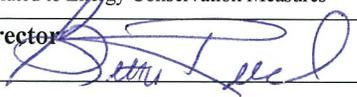
Part I: Summary					
PHA Name: YAZOO CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MS26P063501-12 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		3,000		
3	1408 Management Improvements		50,000		
4	1410 Administration (may not exceed 10% of line 21)		42,700		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		58,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		246,221		
11	1465.1 Dwelling Equipment—Nonexpendable		27,500		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: YAZOO CITY		Grant Type and Number Capital Fund Program Grant No: MS26P063501-12 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2012 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	427,421				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 9/28/2011		Signature of Public Housing Director		
				Date		

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

Part II: Supporting Pages								
PHA Name: YAZOO CITY			Grant Type and Number Capital Fund Program Grant No: MS26P063501-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	Management Fees	1410		42,700				
AMP I	Operations	1406		570				
	Security	1408		9,500				
	Fees, Inspections, Applications	1430		570				
63-4/7	Comp Renovations Interior/Exterior 63-4: 42 Units & 63-7: 12 Units	1460	54	246,221				
	Stoves	1465.1	5	1,875				
	Refrigerators	1465.1	10	5,000				
AMP II	Operations	1406		1,560				
	Security	1408		26,000				
	Fees, Inspections, Applications	1430		1,560				
	Stoves	1465.1	10	3,750				
	Refrigerators	1465.1	15	7,500				
AMP III	Operations	1406		870				
	Security	1408		14,500				
	A/E Fees, Inspections, Applications	1430		870				
	Modernization Coordinator	1430		30,000				
Magnolia Extension	Development Consultant Services	1430		25,000				
	Stoves	1465.1		1,875				
	Refrigerators	1465.1		7,500				
	GRAND TOTAL			427,421				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: YAZOO CITY				Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP I	9/1/14		9/1/16		
AMP II	9/1/14		9/1/16		
AMP III	9/1/14		9/1/16		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		
PHA Name: YAZOO CITY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: MS26P063501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:02)
 Performance and Evaluation Report for Period Ending: 06/30/2011 Final Performance and Evaluation Report

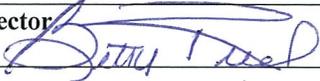
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	62,096	15,000	0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	42,700	42,700	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	154,500	201,596	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	0	150,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	18,125	18,125	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	150,000	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: YAZOO CITY		Grant Type and Number Capital Fund Program Grant No: MS26P063501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	427,421	427,421	0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		9/28/2011				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: YAZOO CITY			Grant Type and Number Capital Fund Program Grant No: MS26P063501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	Management Fees	1410		42,700	42,700			
AMP I	Operations	1406		20,000	2,850			
	Security	1430		15,000	15,000			
	Fees, Inspections, Applications	1430		1,500	1,500			
	Modernization Coordinator	1430		0	0			
	Stoves	1465.1	5	1,875	1,875			
	Refrigerators	1465.1	10	5,000	5,000			
AMP II	Operations	1406		20,000	7,800			
	Security	1430		20,000	20,000			
	Fees, Inspections, Applications	1430		1,500	1,500			
	Modernization Coordinator	1430		0	0			
	Stoves	1465.1	10	3,750	3,750			
	Refrigerators	1465.1	15	7,500	7,500			
AMP III	Operations	1406		22,096	4,350			
	Security	1430		15,000	15,000			
	A/E Fees, Inspections, Applications	1430		0	0			
	Modernization Coordinator	1430		0	0			
Magnolia /Magnolia Extension	Development Consultant Services	1430		100,000	100,000			
	Fees, Inspections, Applications	1430		1,500	18,596			
	Modernization Coordinator	1430		0	30,000			
	Comprehensive Interior/Exterior Renovations	1460		150,000	150,000			
	HVAC	1460		0	0			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: YAZOO CITY					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP I	9/1/13		9/1/15		
AMP II	9/1/13		9/1/15		
AMP III	9/1/13		9/1/15		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary						
PHA Name: YAZOO CITY		Grant Type and Number Capital Fund Program Grant No: MS26P063501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100,000	20,000	0	0	
3	1408 Management Improvements	0	80,000	49,250	30,240	
4	1410 Administration (may not exceed 10% of line 21)	53,700	53,700	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	110,120	85,120	20,000	15,115	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	245,940	242,190	27,000	808.92	
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	53,750	24,000	22,492.94	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	3,000	3,000	1,000	1,000	
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary		
PHA Name: YAZOO CITY	Grant Type and Number Capital Fund Program Grant No: MS26P063501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 06/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	537,760	537,760	121,250	69,656.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 9/25/2011	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: YAZOO CITY			Grant Type and Number Capital Fund Program Grant No: MS26P063501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	Management Fees	1410		53,700	53,700	0	0	
AMP I, 63-4/7	Operations	1406		20,000	3,800	0	0	
AMP II, 63-1/2/3	Operations	1406		51,000	10,400	0	0	
AMP III, 63-4/7	Operations	1406		29,000	5,800	0	0	
AMP I, 63-4/7	Security	1408		20,000	22,400	12,400	8,640	
AMP II, 63-1/2/3	Security	1408		40,000	25,600	10,000	9,540	
AMP III, 63-4/7	Security	1408		20,000	32,000	26,850	12,060	
PHA Wide	Fees/Costs	1430		0	20,000	20,000	15,115	
AMP II, 63-02	A/E Fees	1430		30,120	30,120	0	0	
PHA Wide	Mod Coordinator	1430		0	35,000	0	0	
PHA Wide	Interior/Exterior Improvements: Energy Efficiency & UPCS Corrections	1460		0	92,190	0	0	
AMP II, 63-2	Comprehensive Renovations: Kitchens, Baths, Floors, Mechanical, Plumbing, Electrical, Paint	1460	8	245,940	90,000	27,000	808.92	
AMP III, 63-4/7	Comprehensive Renovations	1460		0	60,000	0	0	
AMP I, 63-4/7	Stoves	1465.1	5	1,875	1,875	0	0	
AMP II, 63-1/2/3	Stoves	1465.1	40	3,750	20,000	13,000	12,301.98	
AMP III, 63-4/7	Stoves	1465.1	5	1,875	1,875	500	359	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP I, 63-4/7	Refrigerators	1465.1	5	5,000	5,000	0	0	
AMP II, 63-1/2/3	Refrigerators	1465.1	40	7,500	20,000	10,000	9,441.96	
AMP III, 63-4/7	Refrigerators	1465.1	5	5,000	5,000	500	390	
AMP II, 63-2	Relocation	1495.1	40	3,000	3,000	1,000	1,000	
	GRAND TOTAL			537,760	537,760	121,250	69,656.86	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		
PHA Name: YAZOO CITY	Grant Type and Number Capital Fund Program Grant No: MS26P063501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 06/30/2011 Revised Annual Statement (revision no:02)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	48,529	59,400	59,400	59,400
4	1410 Administration (may not exceed 10% of line 21)	52,168	52,168	52,168	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,750	32,930	32,930	22,201
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	424,657	397,606	397,606	213,971.48
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

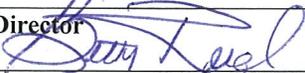
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary					
PHA Name: YAZOO CITY	Grant Type and Number Capital Fund Program Grant No: MS26P063501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	542,104	542,104	542,104	295,572.48
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 			Signature of Public Housing Director		Date
					9/28/2011

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: YAZOO CITY			Grant Type and Number Capital Fund Program Grant No: MS26P063501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	Management Fees	1410		52,168	52,168	52,168	0	
AMP I, 63-4/7	Operations	1406		0	0	0	0	
AMP II, 63-1/2/3	Operations	1406		0	0	0	0	
AMP III, 63-4/7	Operations	1406		0	0	0	0	
AMP I, 63-4/7	Security	1408		16,000	15,840	15,840	15,840	
AMP II, 63-1/2/3	Security	1408		16,000	19,590	19,590	19,590	
AMP III, 63-4/7	Security	1408		16,529	23,970	23,970	23,970	
AMP III, 63-4/7	A/E Fees	1430		0	0	0	0	
	Mod Coordinator	1430		0	0	0	0	
	HVAC	1460		0	0	0	0	
AMP II, 63-02	A/E Fees	1430		1,250	8,430	8,430	7,701	
Lindsey Lawn	Mod Coordinator	1430		15,500	24,500	24,500	14,500	
	Comprehensive Renovations	1460		424,657	397,606	397,606	213,971.48	
	GRAND TOTAL			542,104	542,104	542,104	295,572.48	

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

² To be completed for the Performance and Evaluation Report.

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 Yazoo City Housing Authority		Locality (City/County & State) Yazoo City, Yazoo County, MS			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 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
B.	Physical Improvements Subtotal	Annual Statement	235,536	215,536	182,910	215,536
C.	Management Improvements		50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment		8,529	0	32,626	0
E.	Administration		42,700	42,700	42,700	42,700
F.	Other		65,000	65,000	83,529	35,000
G.	Operations		5,656	5,656	5,656	5,656
H.	Demolition		0	48,529	0	0
I.	Development		20,000	0	30,000	78,529
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		427,421	427,421	427,421	427,421
L.	Total Non-CFP Funds					
M.	Grand Total		427,421	427,421	427,421	427,421

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number YAZOO City Housing Authority		Locality: Yazoo City, Yazoo County, MS			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name Number	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
		Annual Statement				
	PHA WIDE		237,685	237,685	286,623	237,685
	AMP 1 MS 030-001P		189,736	189,736	140,798	74,430
	AMP 2 MS 030-002P					115,306
	AMP 3 MS 030-003P					
	GRAND TOTAL		427,421	427,421	427,421	427,421

