

PHA 5-Year and Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing			OMB No. 2577-0226 Expires 4/30/2011	
1.0	PHA Information PHA Name: <u>The Housing Authority of the City of Iuka</u> PHA Code: <u>MS075</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2012</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>(76)</u> Number of HCV units: <u>(0)</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					
5.2 Attachment 1	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.					
6.0 Attachment 2	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1 Attachment 3	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. (C) MS26P07550109 (D) MS26P07550110 (E) MS26P07550111 (F) MS26P07550112					
8.2 Attachment 3	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. (G) MS26P075501					

<p>8.3</p>	<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>
<p>9.0 Attachment 4</p>	<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>
<p>9.1 Attachment 5</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
<p>10.0 Attachment 6</p>	<p>Additional Information. 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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
<p>11.0 Certifications</p>	<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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p><u>Attached Electronically with the PHA Annual Plan</u></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p><u>Additional Required Certifications</u></p> <p>(j) Civil Rights Certification, form HUD-50077-CR</p> <p>(k) Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany form HUD-50075 PHA 5-Year and Annual Plan</p> <p>(l) (Attachment 2, page 3, number 13)The Violence Against Women and Justice Department Reauthorization Act of 2005</p>

ATTACHMENT (IA)

Goals and Objectives for The Housing Authority of the City of Iuka

1. Expand the supply of assisted housing by:
 - A. Reducing public housing vacancies by maintaining vacancies under 3%
2. Improve the quality of assisted housing by:
 - A. Improving public housing management
 1. Score 90 % or better on PHAS
 2. Renovate or modernize public housing units
3. Provide an improved living environment by:
 - A. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. These measures are ongoing.
 - B. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. These measures are ongoing.
 - C. Implement public housing security improvements. These measures are ongoing.
4. Promote self-sufficiency and asset development of assisted households by:
 - A. Providing or attracting supportive services to improve assistance recipients' employability
 - B. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
5. Ensure equal opportunity and affirmatively further fair housing by:
 - A. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color religion, nation origin, sex, familial status, and disability.
 - B. Undertaking 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.
 - C. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

ATTACHMENT (2B)

6.0 PHA Plan Update.

The below listed plan elements are available in complete form for public review at the PHA Management Office as part of the agency plan supporting documents.

- a) **Revised elements:**
Current Fiscal Year Audit: The results of the most recent Fiscal year audit are available for review as part of the agency plan supporting documents.

- b) **The PHA Agency Plan may be obtained at:**
PHA Management Office
1629 Whitehouse Road
Iuka, MS 38852

PHA Plan Elements. (24 CFR 903.7)

- 1. **PHA Policies Governing Eligibility, Selection, and Admissions.**
 - a) Eligibility
 - b) Selection
 - c) Admissions Preferences
 - d) Waiting List Organization
 - e) De-concentration and Income Mixing

- 2. **Financial Resources.**
 - a) Public Housing Operating Fund
 - b) Public Housing Capital Fund
 - c) Public Housing Dwelling Rental Income

- 3. **Rent Determination.**
 - a) PHA employs discretionary policies for determining income-based rent.

- 4. **Operation and Management.**
 - a) PHA has adopted an admission to and continued occupancy plan (ACOP) which outlines how the housing authority is to operate with regard to management.

- 5. **Grievance Procedures.**
 - a) PHA has adopted a grievance policy which shall address any dispute which a resident may have with respect to Housing Authority action or failure to act in accordance with the resident's lease or Housing Authority regulations which adversely affect the individual resident's rights, duties, welfare, or status.

- 6. **Designated Housing for Elderly and Disabled Families.**
 - a) PHA has eight (8) dwelling units designated for elderly; however, accessible dwelling units designated for persons with disabilities are available and identified in the PIC system.

7. Community Service and Self Sufficiency

- a) PHA coordinates social service/self sufficiency activities through various state and local agencies.

8. Safety and Crime Prevention.

- a) PHA has adopted a “one strike” policy with regard to drug related or violent criminal activity.
- b) PHA cooperates with local, regional, and state law enforcement officials to help reduce drug related activity and crime on housing authority property.

9. Pets.

- a) PHA has adopted a pet policy, including assistance animals, which is an attachment to the Public Housing dwelling lease. The rules adopted are reasonably related to the legitimate interest of the housing authority to provide a decent, safe and sanitary living environment for all residents, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

10. Civil Rights Certification.

- a) The PHA management staff will review and or audit; applications, policies, operating procedures and files to ensure that any compliance issues are addressed and will implement initiatives to insure access to assisted housing, providing a suitable living environmental regardless of; race, color, religion, national origin, sex, family status and disability to affirmatively further fair housing.
- b) PHA consults with the MDA to ensure that the annual plan is consistent with Mississippi Consolidated Plan.

11. Fiscal Year Audit.

- a) The results of the most recent Fiscal year audit are available for review as part of the PHA Agency Plan supporting documents.

12. Asset Management.

- a) PHA operates two subdivisions and one apartment complex under one AMP number.

13. Violence Against Women Act.

- a) PHA has implemented policies in the Admission to and Continued Occupancy Plan (ACOP) that comply with the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162).
- b) PHA implemented policies in the ACOP which prohibits the denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Definitions for domestic violence, dating violence, stalking, and immediate family members have also been added to the ACOP. Notification and victim documentation, perpetrator removal or documentation of rehabilitation policies, and PHA documentation requirements has been adopted for the ACOP.
- c) PHA has implemented policies in the ACOP which allow residents to move or transfer to avoid domestic violence, dating violence, or stalking.
- d) PHA has implemented policies in the ACOP concerning the termination of assistance for victims of domestic violence, dating violence, or stalking. These policies outline victim documentation, terminating or evicting a perpetrator of domestic violence, and PHA confidentiality requirements.
- e) PHA has implemented policies in the ACOP concerning notification to applicants and residents regarding protections under the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162). Residents and applicants are notified of these changes in policy through the application process and lease agreement.

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: Housing Authority of the City of Iuka	Grant Type and Number Capital Fund Program Grant No: MS26P075501-09 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2012	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1		Total non-CFP Funds				
2		1406 Operations (may not exceed 20% of line 21) ³				
3		1408 Management Improvements				
4		1410 Administration (may not exceed 10% of line 21)				
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs	\$15,000.00	\$15,728.00	\$15,728.00	\$15,728.00
8		1440 Site Acquisition				
9		1450 Site Improvement	0.00	\$68,587.00	\$68,587.00	\$68,587.00
10		1460 Dwelling Structures	\$54,331.00	\$0.00		
11		1465.1 Dwelling Equipment—Nonexpendable	\$7,500.00	\$0.00		
12		1470 Non-dwelling Structures	\$35,000.00	\$29,613.00	\$29,613.00	\$29,613.00
13		1475 Non-dwelling Equipment	\$18,000.00	\$15,903.00	\$15,903.00	\$15,903.00
14		1485 Demolition				
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities ⁴				
18a		1501 Collateralization or Debt Service paid by the PHA				
18ba		9000 Collateralization or Debt Service paid Via System of Direct Payment				
19		1502 Contingency (may not exceed 8% of line 20)				
20		Amount of Annual Grant:: (sum of lines 2 - 19)	\$125,045.00	\$129,831.00	\$129,831.00	\$129,831.00
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				Date		
Mar 15, 2012						

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

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

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

Part I: Summary	Housing Authority of the City of Iuka	Grant Type and Number Capital Fund Program Grant No: MS26P075501-10 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/12	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/>	Final Performance and Evaluation Report <input type="checkbox"/>	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 20) ³		8,000.00	18,000.00	8,000.00			
3	1408 Management Improvements							
4	1410 Administration (may not exceed 10% of line 20)							
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs		20,000.00	20,000.00	15,000.00		7,790.00	
8	1440 Site Acquisition							
9	1450 Site Improvement		0.00	40,464.98	40,464.98		40,464.98	
10	1460 Dwelling Structures		101,831.00	44,885.48				
11	1465.1 Dwelling Equipment—Nonexpendable							
12	1470 Non-dwelling Structures							
13	1475 Non-dwelling Equipment		0.00	3,978.54	3,978.54		3,978.54	
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities ⁴							
18a	1501 Collateralization or Debt Service paid by the PHA							
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment							
19	1502 Contingency (may not exceed 8% of line 20)							
20	Amount of Annual Grant: (sum of lines 2 - 19)		129,831.00	127,329.00	67,443.52		52,233.52	
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	
							3/15/12	

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary
 PHA Name: **Housing Authority of the City of Iuka**

Grant Type and Number
 Capital Fund Program Grant No: **MS26P075501-11**
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: **2011**
 FFY of Grant Approval: **2011**

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	Reserve for Disasters/Emergencies <input type="checkbox"/>	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		\$8,000.00			
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$20,000.00			
8	1440 Site Acquisition					
9	1450 Site Improvement		\$29,000.00			
10	1460 Dwelling Structures		\$52,585.00			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)		\$109,585.00			
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		Date
<i>[Signature]</i>			3/15/12	<i>[Signature]</i>		

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

ATTACHMENT (3E)

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Housing Authority of the City of Iuka

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	
M5075	Within 24 months of the execution of the ACC	08/13/2013	Within 48 months of the execution of the ACC		

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

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

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

Housing Authority of the City of Iuka

Grant Type and Number
 Capital Fund Program Grant No: **MS26P075501-12**
 Replacement Housing Factor Grant No: N/A
 Date of CFFP: N/A

FFY of Grant: **2012**
 FFY of Grant Approval: **2012**

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	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 20) ³		\$2,000				
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 20)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$15,000				
8	1440 Site Acquisition						
9	1450 Site Improvement		\$5,000				
10	1460 Dwelling Structures		\$68,585				
11	1465.1 Dwelling Equipment—Nonexpendable		\$9,000				
12	1470 Non-dwelling Structures		\$5,000				
13	1475 Non-dwelling Equipment		\$5,000				
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)		\$109,585				
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			Date

Christa Adkins

3/15/12

Signature of Public Housing Director

Date

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Housing Authority of the City of Iuka

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	
PHA-WIDE MS075	Within 24 months of the execution of the 2012 ACC	/ /2014	Within 48 months of the execution of the 2012 ACC		

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.

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Iuka MS26P075			Locality (City/County & State) Iuka, Tishomingo 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	Capital Statement	69,819	69,819	69,819	69,819
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		10,000	10,000	10,000	10,000
E.	Administration					
F.	Other		15,000	15,000	15,000	15,000
G.	Operations		2,000	2,000	2,000	2,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		109,585	109,585	109,585	109,585
L.	Total Non-CFP Funds					
M.	Grand Total		\$96,819	\$96,819	\$96,819	\$96,819

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year: 2			Work Statement for Year: 3		
	FFY 2013			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
See	1406 Operations	1	2,000	1406 Operations	1	2,000
Annual	1430 Fees and Costs	1	15,000	1430 Fees and Costs	1	15,000
Statement	1450 Site Improvements	1 Site	5,000	1450 Site Improvements	1 Site	5,000
	1460 Interior Renovation	10 Units	49,819	1460 Interior Renovation	10 Units	49,819
	1460 Fire prevention/safety	1 Unit	1,000	1460 Fire prevention/safety	1 Unit	1,000
	1460 Exterior - paint/clean	10 Bldgs	1,000	1460 Exterior - paint/clean	10 Bldgs	1,000
	1460 Mech. Systems	2 Units	4,000	1460 Mech. Systems	2 Units	4,000
	1465.1 Appliances	10	9,000	1465.1 Appliances	10	9,000
	1470 Non-Dwelling Improvements	1 Building	5,000	1470 Non-Dwelling Improvements	1 Building	5,000
	1475 Non-Dwelling equipment	1 Building	5,000	1475 Non-Dwelling equipment	1 Building	5,000
	Subtotal of Estimated Cost		\$96,819	Subtotal of Estimated Cost		\$96,819

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year: 4			Work Statement for Year: 5		
	FFY 2015			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
	1406 Operations	1	2,000	1406 Operations	1	2,000
	1430 Fees and Costs	1	15,000	1430 Fees and Costs	1	15,000
	1450 Site Improvements	1 Site	5,000	1450 Site Improvements	1 Site	5,000
	1460 Interior Renovation	10 Units	49,819	1460 Interior Renovation	10 Units	49,819
	1460 Fire prevention/safety	1 Unit	1,000	1460 Fire prevention/safety	1 Unit	1,000
	1460 Exterior - paint/clean	10 Bldgs	1,000	1460 Exterior - paint/clean	10 Bldgs	1,000
	1460 Mech. Systems	2 Units	4,000	1460 Mech. Systems	2 Units	4,000
	1465.1 Appliances	10	9,000	1465.1 Appliances	10	9,000
	1470 Non-Dwelling Improvements	1 Building	5,000	1470 Non-Dwelling Improvements	1 Building	5,000
	1475 Non-Dwelling equipment	1 Building	5,000	1475 Non-Dwelling equipment	1 Building	5,000
	Subtotal of Estimated Cost		\$96,819	Subtotal of Estimated Cost		\$96,819

ATTACHMENT (4H)

Housing Needs of Families on the Public Housing Based Assistance Waiting List

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: MS07500001			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI	1	20%	
Very low income (>30% but <=50% AMI)	2	40%	
Low income (>50% but <80% AMI)	2	40%	
Families with children	3	60%	
Elderly families			
Families with Disabilities	2	40%	
Race/ethnicity #1			
Race/ethnicity #2	5	100%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2	40%	
2 BR	2	40%	
3 BR	1	20%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

ATTACHMENT (5I)

Strategies for addressing affordable housing needs

Shortage of affordable housing for certain areas of our jurisdiction available to public housing applicants

- Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:
- A. Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - B. Reduce turnover time for vacated public housing units
 - C. Reduce time to renovate public housing units
 - D. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
 - E. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Families at or below 30% of median

- Strategy 1: Target available assistance to families at or below 30 % of AMI
- A. Adopt rent policies to support and encourage work

Families at or below 50% of median

- Strategy 1: Target available assistance to families at or below 50% of AMI
- A. Adopt rent policies to support and encourage work

Families with Disabilities

- Strategy 1: Target available assistance to Families with Disabilities:
- A. Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

Races or ethnicities with disproportionate housing needs

- Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
- A. Affirmatively market to races/ethnicities shown to have disproportionate housing needs

(2) Reasons for Selecting Strategies

- A. Funding constraints
- B. Staffing constraints
- C. Results of consultation with residents and the Resident Advisory Board

ATTACHMENT (6J)

(a). Progress in meeting Mission & Goals

The Housing Authority (HA) has complete modernization programs on a portion of the housing units/sites during 2011. The housing authority scored 98 out of 100 possible points on the physical inspection subsection of the PHAS review. During 2011 the Housing Authority maintained a vacancy rate for Public Housing of less than (3) percent. This would indicate that the Housing Authority is meeting or exceeding the HUD goal of increasing the availability of decent, safe, affordable housing in good repair. This Housing Authority is striving to improve the community quality of life and economic suitability by recruiting a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The HA has used a local preference system to select from applicants on the waiting list who have family incomes within adopted income ranges. This HA will continue its effort to improve security in our developments working with the City and County law enforcement agencies and enforce the Screening and Eviction Policy (Formerly "One Strike").

(b). Significant amendment and Substantial Deviation

"Substantial Deviation" of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

"Significant Amendment or Modification" of the Annual Plan or 5-Year Plan is:

- i. Changes to rent or admissions policies or organization of the waiting list; or
- ii. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.

(c). Other Information

Congress passed the Omnibus Appropriations Act of 2009 and said bill became Public Law 111-8 on March 11, 2009. Section 212 exempts the county of Los Angeles, California and the states of Alaska, Iowa, and Mississippi from the requirement to have a resident as a member of the governing board; provided that a minimum of six residents of public housing or Section 8 Assistance provide advice and comments to the PHA. The Advisory Board shall meet no less than quarterly.