

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

Biloxi Housing Authority

PHA Plan

Annual Plan for Fiscal Year 2027

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
48150	IPL0360328	Legal Ad - IPL0360328	Annual Plan 2027	1.0	49.0L

ATTENTION: BILOXI HOUSING AUTHORITY IP
PO BOX 447

BILOXI, MS 39533

tnoland@biloxihousing.org;smckay@biloxihousing.org;cnanney@biloxihousing.org



BILOXI HOUSING AUTHORITY Notice of Public Hearing for Agency Annual Plan- FY 2027

A public hearing will be held on Wednesday, September 16, 2026 at 4:00 p.m. in the board room of the Biloxi Housing Authority (BHA) Administrative Office located at 330 Benachi Avenue, Biloxi, MS 39530. The purpose of the hearing is to obtain input from city residents in reference to the Biloxi Housing Authority's Annual Plan submission to the U. S. Department of Housing and Urban Development for fiscal year 2027. All residents of the community are encouraged to attend this hearing. A copy of the Annual Plan will be available for public review at the BHA Administrative 9:00 a.m. until 5:00 p.m. Monday through Thursday each week following this notice. The plan will be available to view online at www.biloxihousing.org. Persons may submit written comments prior to the public hearing to: Felicia Snow, Executive Director, Biloxi Housing Authority, 330 Benachi Avenue, Biloxi, MS 39530. The Biloxi Housing Authority is an Equal Housing Opportunity and Employment agency.

IPL0360328

Jul 26 2026

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1.0 insertion(s) published on:

07/26/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



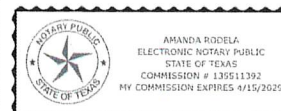
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Jul 27, 2026, 10:28 AM EDT



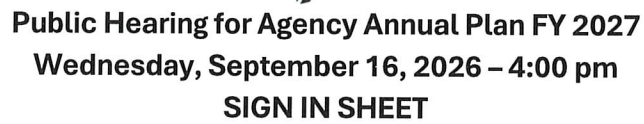
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*



**BILOXI HOUSING AUTHORITY
Notice of Public Hearing for
Agency Annual Plan- FY 2027**

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IPL0360328
Jul 26 2026



SIGN IN SHEET

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Biloxi Housing Authority

Annual Plan Fiscal Year 2027 Public Hearing
Held on Wednesday, September 16, 2026, at 4:00 p.m.

Meeting was called to order, those in attendance were recorded as follows:

Biloxi Housing Authority

Staff Present:

Shantel McKay, Executive Assistant/HR Specialist

Jerry Osbey, Maintenance Supervisor

Rachelle Vieages, Director of Housing Operations

Sarah Lyons, Director of Finance

Christina "Mimi" Nanney, Procurement/IT Analyst

The meeting was adjourned at 4:15 p.m.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	PHA Name: <u>The Housing Authority of the City of Biloxi</u> PHA Code: <u>MS005</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1632</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The Housing Authority of the City of Biloxi's proposed and prior Five Year and Annual Plans are available for review at the following locations: The Housing Authority of the City of Biloxi, Main Office located at 330 Benachi Avenue, Biloxi, MS 39530; Section 8 Assisted Housing/Intake Office located at 769 Howard Avenue, Biloxi, MS 39530; Bayview Place located at 449 Dr. Gilbert Mason Drive, Biloxi, MS 39530; Cadet Point located at 200 Maple Street, Biloxi, MS 39530; Seashore Oaks located at 1450A Beach Blvd., Biloxi, MS 39530; Suncoast Villa located at 225 Elmira Drive, Biloxi, MS 39531; McDonnell Avenue Apartments located at 242 McDonnell Avenue, Biloxi, MS 39531; Beauvoir Pass located at 312 Agincourt Avenue, Biloxi, MS 39531; Gulfshore Villas located at 2301 Atkinson Road, Biloxi, MS 39531; Covenant Square Apartments located at 270 Covenant Square Drive, Biloxi, MS 39531; Fernwood Place located at 2775 Fernwood Road, Biloxi, MS 39531; and Biloxi Housing Authority Official Website at www.biloxihousing.org. ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1" data-bbox="235 1785 1421 1858"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
B.	Plan Elements.										

B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☒ ☐ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): Financial Resources. See attached Financial Resources Attachment "A" Operation and Management. See attached Operation and Management Attachment "B" Homeownership Programs. See attached Homeownership Programs Attachment "C"
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See attached Progress Report Attachment "D"
B.4	B.4 Capital Improvements. - Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ N/A ☐

	(b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, R&E, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: MS005-The Housing Authority of the City of Biloxi Form HUD-50075-HCV (Form ID - 9719) printed by Shantel McKay in HUD Secure Systems/Public Housing Portal at 08/03/2026 10:06AM EST

Attachment "A"

B.1. Revision of PHA Plan Elements

(b) Financial Resources

Housing Choice Voucher Program

Statement of Financial Resources – Plan Year 2027

Sources:

Annual Contribution for Housing Choice Voucher

- ## 1. Housing Assistance Payment Subsidy

Tenant Based Vouchers and Rental Assistance Demonstration Vouchers \$ 9,448,272

- | | | |
|----|-------------------------------|--------------|
| 2. | Administrative Fees | \$ 1,141,181 |
| 3. | Fraud Recovery Funds | |
| | a. Housing Payment Assistance | \$ 4,615 |
| | b. Administrative Income | \$ 4,615 |

TOTAL Resources - \$ 10,598,683

Attachment “B”

B.1. Revision of PHA Plan Elements

(b) Operation and Management

The Housing Authority of the City of Biloxi new business hours are Monday – Friday 8:00am to 5:00pm. The Administrative Office remains open during lunch from 12:00pm to 1:00pm in order for services to be available to program participants.

Attachment “C”

B.1. Revision of PHA Plan Elements

(b) Homeownership Programs

The Housing Authority of the City of Biloxi intends to providing homeownership programs the end of 2026.

Attachment "D"

B.3. Progress Report

A. Increase the availability of affordable housing

The Housing Authority of the City of Biloxi's mission is to educate, support and develop quality housing communities and encourage self-sufficiency. It is the agency's vision to empower and enrich families by creating strong relationships and communities.

In an effort to meet the needs of low-income/extremely low-income families in the PHA's jurisdiction and ensure equal opportunity in housing, the Housing Authority of the City of Biloxi manages 1,748 units across its portfolio, including eleven (11) affordable housing complexes in Biloxi, Mississippi which consists of Bayview Oaks (20 units), Bayview Place (146 units), Bayview Place Market (50 units), Beauvoir Pass (75 units), Cadet Point Senior Village (76 units), Covenant Square (40 units), Fernwood Place (58 units), Gulfshore Villas (100 units), McDonnell Avenue Apartments (162 units), Oakwood Village (80 units), Suncoast Villa (106 units), Seashore Oaks (120 units), Seashore Oaks Market (65 units) and Seashore Oaks Assisted Living (42 units).

The Housing Authority of the City of Biloxi is a Housing Choice Voucher (HCV) Program-only agency, and administers Tenant Based Vouchers (449), Veterans Affairs Supportive Housing (VASH) Vouchers (158), Rental Assistance Demonstration Project Based Vouchers (RAD PBV) (908) and Project Based Vouchers (PBV) (117), for a total of 1,632 vouchers. The agency will continue to apply for additional housing choice voucher opportunities if available and will continue to search for additional affordable housing units for future expansion.

To maintain and improve the quality of existing housing, The Housing Authority of the City of Biloxi will procure contractors to perform repairs and renovations to properties owned and managed by the agency. This ensures the maintenance of its housing inventory. The agency maximizes the number of affordable housing units it has available by executing effective maintenance and management policies to minimize the number of units off-line. Additionally, the Housing Authority of the City of Biloxi will continue to seek redevelopment and repositioning opportunities to create more affordable housing units and replace four units demolished with HUD approval located at Suncoast Villa. The approval was granted under the condition that the agency submits proposed plans for redevelopment or post-closing RAD transfer of assistance. The Housing Authority of the City of Biloxi continues to request an extension due to barriers in identifying a post-closing RAD transfer of assistance property. There remains a lack of available housing stock and redevelopment opportunities in our area of jurisdiction as a result of flood zone restrictions and the increase in the cost of property insurance. However, the agency is committed to exploring all redevelopment opportunities to mitigate the growing need for affordable housing stock.

The Housing Authority of the City of Biloxi participates in the development of the Consolidated Plan for the City of Biloxi to ensure coordination with broader community strategies. The Housing Authority will continue to strengthen its partnership with the Veterans Affairs in the administration of the VASH program and other community partners with the mission of seeking development opportunities to increase the number of assisted housing units available to the residents of Biloxi, MS.

B. Promote self-sufficiency and asset development of families and individuals

The Family Self-Sufficiency Program is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic and self-sufficiency. Since 1995, the FSS Program offered by our agency has been instrumental in empowering residents to become more independent through counseling in areas of education and employment.

Through our partners in the community, residents may attend job fairs and other events that promote and assist them in obtaining gainful employment. The Housing Authority of the City of Biloxi partners with local businesses, schools and welfare agencies. Participating families can complete a comprehensive program that develops life-skills and provides better opportunities for higher paying jobs and employment. Some of our partners that provide these services are; Bethel Free Clinic; Coastal Family Health Center; Gulf Coast Community Action Agency; Suncoast Villas Computer Lab; Mississippi Gulf Coast Community College-Jeff Davis Campus; St. Paul United Methodist Church; The Salvation Army; American Red Cross; South Mississippi Planning and Development District; Huntingdon Bank, East Biloxi Community Collaborative and United Way of South Mississippi.

The FSS Program holds regular workshops and events to attract new participants and expand the self-sufficiency program. HCV participants are notified of FSS program availability through various media messaging, HCV briefings and outreach events. Through the FSS Program, The Housing Authority of the City of Biloxi hosts the FSS Employment Readiness Program which is designed to prepare FSS participants for the job market and assist in finding employment. FSS Employment Readiness classes are held once a week and are conducted by certified instructors for each week's curriculum, including Microsoft Office applications, resume development, enhanced interpersonal skills, as well as interviewing and job search.

The Housing Authority of the City of Biloxi continues to seek new community partners to provide services to senior properties to better equip families to age in place and family properties to strengthen educational and recreational opportunities. Additionally, the relocation of the administrative office in 2026 will result in opportunity to collaborate with mission-aligned partners to bring additional services to Oakwood Village. Oakwood is a property that has families up to five bedrooms. The Housing Authority of the City of Biloxi plans to leverage partnerships for this site that will cultivate and promote self-sufficiency and opportunities for children and young adults.

C. Ensure equal opportunity in housing for all Americans

The Housing Authority of the City of Biloxi has implemented new housing software that allows for easy access and online support for participants, applicants and landlords to housing programs. Applications are available through the agency's website, www.biloxihousing.org, and translatable to many languages. Additionally, the Housing Authority utilizes a nationally recognized interpretation service to eliminate language barriers when communicating in person or via telephone.

The agency maintains separate waiting lists for its properties, including those designated Elderly and Near Elderly. The Housing Choice Voucher Administrative Plan addresses the process of applying for assisted housing and includes information on selection from each list based on local preferences for the Elderly, age 62 or older, and domestic violence victims, then date/time of application.

The Housing Authority of the City of Biloxi maintains its position in protecting the rights of domestic violence victims and intends to comply with all federal regulations and its published Emergency Transfer Plan. The agency has also partnered with Gulf Coast Center for Nonviolence to offer a domestic violence preference in the Tenant Based Voucher program. This partnership is the result of a HUD-approved rapid rehousing program designed to assist displaced victims with a safe place to live.

The Housing Authority of the City of Biloxi continues to work with the City of Biloxi, Open Doors Homeless Coalition Continuum of Care and other agencies providing input for the Consolidated Plan and to identify potential funding sources and solutions to address homelessness in the community.

The Housing Authority of the City of Biloxi will maintain its housing developments for rental assistance and encourage resident participation in homeownership programs. The agency will continue to support the Family Self-Sufficiency (FSS) Program, develop a Housing Choice Voucher Homeownership Program, and create additional partnerships to support homeownership opportunities.

D. Increase customer satisfaction

The Housing Authority of the City of Biloxi purchased a new office building, located at 2130 Pass Road, Biloxi, MS, that will serve as the main administrative office. The relocation of the Administrative Office will allow for operations to be housed in a single building outside of a flood zone, which is critical for continued operations. The Housing Authority of the City of Biloxi procured Dale Partners Architect to manage the office renovations. Orocon Construction has been selected to complete renovations at 2130 Pass Road, Biloxi, MS 39531, with an estimated completion date in 2026. The agency has also changed its business hours to remain open for assistance through lunchtime at our Administrative Office. This will allow working families more access to the building and services.

The Housing Authority of the City of Biloxi received a grant through Mississippi Development Authority (MDA) Hurricane Zeta Recovery Community Development Block Grant – Disaster Recovery. This funding will be used for window replacement projects at Seashore Oaks and Cadet Point, the replacement of the HVAC systems at Seashore Oaks and the renovation of the new administrative office building.

The agency continues to utilize communication programs which allow us to send notices to our residents. The service allows delivery of vital information to an individual, a building, a property or in mass, using text, email and voice messaging. It is a very useful tool during emergency situations, such as weather-related events, and routine, general notices. It has reduced costs and time spent on the preparation and delivery of information. Additionally, the Housing Authority website is used to communicate with our customers, providing them with up-to-date information related to programs and community events. The Housing Authority also utilizes an online tool that connects our residents with available housing opportunities in the jurisdiction. The website provides landlords the ability to list their available units online for voucher holders who are actively searching for available rental units.

E. Increase assisted housing choices

In order to increase the availability of affordable housing, the agency has extended its administration of the Housing Choice Voucher Program to include the five-mile radius of Biloxi city limits. Historically, participants had been limited to search for available units within the city limits of Biloxi.

Now, administration of the program has expanded geographically to cover the area allowed by legislation. This expansion creates additional housing opportunities for program participants.

In the future, the agency may sell, with HUD approval, vacant properties and buildings currently remaining under Declaration of Trust, including Back Bay Place and the Bayview Triangle Parcel. The agency has sold vacant lots and owns additional vacant properties it intends to sell that are not under Declaration of Trust. These are scattered sites within the city limits of Biloxi, MS. The proceeds from the sale of any property will be used for housing programs and/or to increase the availability of affordable housing within our jurisdiction.

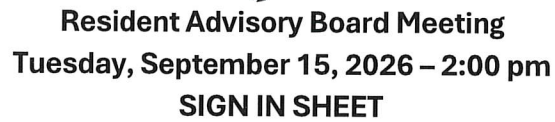
F. Improve community quality of life and economic viability

Our housing management staff will market the Housing Choice Voucher Program to owners outside of areas of poverty and minority concentrations. Through our self-sufficiency program and partners in the community, we will continue to counsel residents in areas of education and employment to increase opportunities for participants to earn higher than the poverty level within the jurisdiction.

In an effort to maintain opportunities for seniors to age in place, the Housing Authority of the City of Biloxi maintains its Elderly and Near Elderly family properties and has one property that offers Assisted Living services. Site-based waiting lists reduce the application processing time for families and encourage independent living for as long as possible.

The Housing Authority of the City of Biloxi continues its partnership with the Biloxi Police Department (BPD) to monitor security cameras throughout its portfolio. The Housing Authority will continue its efforts to install additional security cameras to assist agency staff and local law enforcement in maintaining a safe and secure environment for our residents and the community at large.

The Housing Authority of the City of Biloxi will continue to develop partnerships with local agencies to provide supportive services to our residents in order to help them become more self-sufficient.

[illegible]

Attachment "E"

Biloxi Housing Authority

Minutes of the Resident Advisory Board Meeting
Held on Tuesday, September 15, 2026, at 2:00 p.m.

Meeting was called to order, those in attendance were recorded as follows:

Biloxi Housing Authority

Staff Present:

Rachelle Vieages, Director of Housing Operations
Shantel McKay, Executive Assistant/HR Specialist

Resident Advisory Board

Members Present:

Catherine Sharpe, Cadet Point Senior Village
Lauren Mandy, Fernwood Place
Nikenya Gaddis-Laday, McDonnell Avenue

Shantel McKay, Executive Assistant/HR Specialist, welcomed the Resident Advisory Board (RAB) members to the meeting to review the Biloxi Housing Authority (BHA) power point presentation explaining the BHA housing programs. The election of Chair and Vice-Chair was postponed to the next scheduled meeting due to not having a full Board in attendance.

The meeting was turned over to Rachelle Vieages, Director of Housing Operations, who gave an overview of the Annual Plan for Fiscal Year 2027 and requested questions and comments from RAB members pertaining to the plan. Ms. Vieages stated that the Housing Authority is required to submit an Annual Plan to the Department of Housing and Urban Development (HUD) to report on the agency's activities and a progress report of new challenges overall related to the agency's Five-Year and Annual Plan. As part of the Annual Plan, it's important that the plan is presented to the RAB for review, questions and comments which are noted and included as an attachment in the plan. Ms. Vieages then asked the RAB if they had any questions related to the plan for Fiscal Year 2027.

Lauren Mandy, Fernwood Place, asked how someone would go to have their home available for Section 8. Ms. Vieages stated that there is a process to become a landlord and that the home has to be inspected to meet Housing Quality Standards. It was further stated that if approved as a landlord it is then an agreement between the landlord, participant, and Housing Authority.

Catherine Sharpe, Cadet Point, stated that she would like to see more maintenance staff to make repairs. Ms. Vieages stated that the Housing Authority is currently in the process of looking at ways to help cover the shortage of maintenance staff. Ms. Sharpe then asked if the RAB would continue to meet quarterly. Ms. Vieages stated that the intent of the RAB is to meet quarterly.

Nikenya Gaddis-Laday, McDonnell Avenue, stated that she would like to see better groundskeeping, security cameras installed as well as establishing a National Night Out. Ms. Laday stated that it is important to bring the community together and have community partners

Attachment "E"

including the Biloxi Police Department and Biloxi Fire Department attend the event. Ms. McKay stated that the Housing Authority is currently looking at installing cameras at all properties. Ms. McKay also stated that we have held community engagement events in the past year and will look at ways to keep those events active.

Ms. Vieages then asked if there were any additional questions or comments related to the Annual Plan for FY 2027? Ms. Sharpe, Ms. Mandy and Ms. Laday had no further questions or comments.

Ms. Vieages stated that the next meeting will be held January 12, 2027, at 10:00 a.m. at the Administrative Office.

The meeting was adjourned.

Attachment "F"

C.2 Certification by State or Local Officials

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Andrew M. Gilich, Jr., the Mayor, City of Biloxi, MS
Official's Name *Official's Title*
 certify that the 5-Year PHA Plan for fiscal years 2027-2031 and/or Annual PHA Plan for fiscal
 year 2027 of the MS005 - The Housing Authority of the City of Biloxi is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
 to:

City of Biloxi, Mississippi

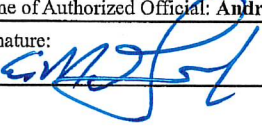
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
 Consolidated Plan.

The Housing Authority of the City of Biloxi works in coordination with the City of Biloxi to
 ensure consistency between the two entities and their work on the Consolidated Plan including
 the Analysis of Impediments (AI). The Housing Authority of the City of Biloxi participates in
 reviews, attends meetings with City of Biloxi officials and submits comments during the
 preparation process of the Analysis of Impediments (AI).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
 submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
 and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Andrew M. Gilich, Jr.</u>	Title: <u>Mayor, City of Biloxi, MS</u>
Signature: 	Date: <u>7/23/2024</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding
 this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
 Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
 Approval No. 2577-0226. 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 Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title
 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are
 required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: MS005 - The Housing Authority of the City of Biloxi form HUD-50077-SL (Form ID -
 7546) printed by Shantel McKay in HUD Secure Systems/Public Housing Portal at 07/22/2026 11:08AM
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Attachment "G"

C.3 Civil Rights Certification

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Biloxi

PHA Name

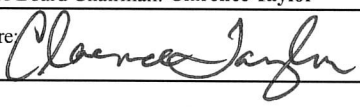
MS005

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2027

☐ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Felicia Snow	Name of Board Chairman: Clarence Taylor
Signature:  Date: <u>10/14/2026</u>	Signature:  Date: <u>10/14/2026</u>

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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