

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

PHA Plans for the Housing Authority of St. James Parish

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of St. James Parish

PHA Number: LA092

PHA Fiscal Year Beginning: (mm/yyyy) 10/2000

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: **By 5% annually.**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
Increase PHAS score by 5% annually
 - 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)

Provide training opportunities to staff and commissioners on rules and regulations on an on-going basis.

- Renovate or modernize public housing units: **renovate 10 units or 3% annually for the 2nd through the 5th year of the 5-year plan.**
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives: **n/a**
- 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:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **The PHA will pursue every avenue in an attempt to accomplish this objective.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: **The PHA has issued ID cards to residents, improved lighting at developments, and is providing police patrols of sites.**
 - 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: **2% - 5% annually.**
- Provide or attract supportive services to improve assistance recipients' employability: **The PHA has issued a proposal to attract supportive services offering assistance to residents in improve their employability.**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. **The PHA has attracted services such as home health services and meals on wheels.**
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **On-going**
 - 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: **On-going**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **On-going**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of St. James Parish has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy is the primary policy on display. This important document covers the public housing tenant selection and assignment plan, outreach services, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of St. James Parish during FY 2000 include:

- Reduce drug and alcohol abuse through the Public Housing Drug Elimination Program;
- Preserve and improve the public housing stock through the Capital Funds activities.
- Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and
- Attract services to increase resident’s employability.

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of St. James Parish to meet the housing needs of the full range of low-income residents. The Housing Authority of St. James Parish, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of St. James Parish.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **LA092a01**
- FY 2000 Capital Fund Program Annual Statement **LA092b01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**) **Hard copy of this document being mailed.**

Optional Attachments:

- PHA Management Organizational Chart **LA09d01**
- FY 2000 Capital Fund Program 5 Year Action Plan **LA092c01**
- Public Housing Drug Elimination Program (PHDEP) Plan **LA092e01**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **LA092f01**
- Other (List below, providing each attachment name)
Substantial Deviation and Significant Amendment or Modification **LA092g01**
Community Service Policy **LA092h01**

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	476	5	5	5	5	5	5
Income >30% but <=50% of AMI	169	5	5	5	5	5	5
Income >50% but <80% of AMI	162	5	5	5	5	5	5
Elderly	78	5	5	5	5	5	5
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White (Non-Hispanic)	131	5	5	5	5	5	5
African/American	666	5	5	5	5	5	5
Hispanic	10	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<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:			
	# of families	% of total families	Annual Turnover
Waiting list total	126		20
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	126	100%	
Families with children	97	77%	
Elderly families	0	0	
Families with Disabilities	0	0	
Caucasian	0	0	
African- American	126	100%	
American Indian Alaskan Native	0	0	
Asian Pacific Islander	0	0	
Hispanic	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	29	23%	5

Housing Needs of Families on the Waiting List			
2 BR	54	68%	5
3 BR	35	28%	5
4 BR	8	6%	5
5 BR	0	0	0
5+ BR	0	0	0
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by: n/a

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly: n/a

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- 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
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing: n/a

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints

- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund (avg. 1998 and 1999)	488,760.00	
b) Public Housing Capital Fund (avg. 1998 and 1999 CGP)	824,518.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	69,941.00	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CGP programs	50,000.00	Public housing capital improvements
PHDEP programs	164,741.00	Public housing safety & security
Sub-total	1,597,960.00	
3. Public Housing Dwelling Rental Income		
	277,730.00	Public housing operations
4. Other income (list below)		
	22,790.00	Public housing operations
Interest on General Funds Investments	2,990.00	
Miscellaneous, late charges, maintenance	19,800.00	
Charges to tenants, NSF check charges, etc.		
4. Non-federal sources (list below)		
Sub-total	300,520.00	
Total resources	1,898,480.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe) **At time application submitted**

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

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

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

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

(2) Waiting List Organization

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

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

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

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

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

The PHA will not operate site-based waiting lists.

1. How many site-based waiting lists will the PHA operate in the coming year? **0**
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? **n/a**
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously **n/a**
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? **n/a**
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 Two
 Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **n/a**

(4) Admissions Preferences

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences: **n/a**

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

Other preferences: (select below) **n/a**

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

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

1 Date and Time

Former Federal preferences: **n/a**

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

Other preferences (select all that apply) **n/a**

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list) **Within 10 days of change**

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted? **n/a**

(select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

n/a

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8 - PHA does not administer Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity

Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) **Anytime the family experiences an income decreases.**

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) **\$30.00 below ceiling rents.**

B. Section 8 Tenant-Based Assistance – does not administer Section 8

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (**attachment LA092d01**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	220	30
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	50-70	0
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

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

- **Work Order System**
- **Pest Eradication Policy**
- **Maintenance Plan**
- **Uniform Inspection System**
- **Admissions and Occupancy Policy**
- **Fair Housing Policy**
- **Grievance Procedures**
- **Tenant Selection and Assignment Plan**
- **Community Service Plan**
- **Handicapped Policy**
- **Termination and Eviction**
- **Transfer and Transfer Waiting List**
- **Resident Initiative**
- **Section 3 Plan**
- **Pet Policy**
- **Vacancy Reduction Plan**
- **Dwelling Lease**

(2) Section 8 Management: (list below)

n/a

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

N/A

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

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

B. Section 8 Tenant-Based Assistance – N/A

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

If yes, list additions to federal requirements below: **N/A**

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **LA092b01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **LA092e01**

-or-

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

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

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

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

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

1. Development name: **n/a**

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date
submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance – does not administer

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **01/06/00**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>ABE & GED Construction Skills</i>	<i>15</i>	<i>Specific</i>	<i>PHA Main office</i>	<i>PHA resident</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		9-30-2000
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

See attachment LA092h01 – Community Service Policy

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Brooks/Vacherie/Central/Convent/Baytree

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

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

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

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

Vacherie/Central/Convent/Baytree/Brooks

C. Coordination between PHA and the police

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

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

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

Vacherie/Baytree/Central/Convent/Brooks

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below) **Unknown at this time.**
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) **LA092i01**
 Provided below:

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

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

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

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

3. Description of Resident Election Process **n/a**

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

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

b. Eligible candidates: (select one) **n/a**

- Any recipient of PHA assistance

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

c. Eligible voters: (select all that apply) **n/a**

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

C. Statement of Consistency with the Consolidated Plan

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

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

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Reduce vacancies in public housing.
 - Expand the Voucher Program
 - Modernization of public housing units.
 - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - The preservation and rehabilitation the City's existing housing stock primarily for extremely low, very low and low-income families (0-80 percent of median income).
 - The expansion of economic opportunities in the community particularly for lower income residents.

- The continued encouragement and support of non-profit organizations in seeking additional funding sources and continued assistance in obtaining such funding whenever possible

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

**DECONCENTRATION AND INCOME TARGETING POLICY
FOR
ST. JAMES PARISH HOUSING AUTHORITY
LUTCHER, LOUISIANA**

DECONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Continued Occupancy Policy)

Sub-Title A, Section 513 of the **Quality Housing and Work Responsibility Act of 1998 (QHWRA)**, establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Continued Occupancy policies and procedures to comply.

Therefore, the St. James Parish Housing Authority (herein referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

1. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA’s policy of promoting economic deconcentration of its housing developments by offering **low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.**

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

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Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;

- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

2. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. **In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, forty percent (40%) of all new admissions to public housing on an annual basis will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income.** The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, disability or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- **The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission**

requirement of extremely low-income families is achieved (2 plus 2 policy).

- **After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.**
- **To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.**
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general council and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Funds Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

H A Name ST. JAMES PARISH HOUSING AUTHORITY	Capital Funds Grant No. LA48PO9250100	FFY of Grant Approval 2000
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses(may not exceed 20% of line 20)	120,982.00			
3	1408 Management Improvements	23,800.00			
4	1410 Administration	56,200.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	30,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	492,692.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	29,984.00			
13	1475 Nondwelling Equipment	70,360.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1498 Mod Used for Development	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	824,518.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	8,084.00			
23	Amount of Line 20 Related to Security	0.00			
24	Amount of Line 20 Related to Energy Conservation Measures	0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date X	(2) To be completed for the Performance and Evaluation Report Signature of Public Housing Director _____ Date _____ X
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Previous edition is obsolete

form HUD-52837 (9/98)

Part II: Supporting Pages

Capital Funds Program

Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 92-1 Oscar Brooks	Total roof replacement	1460	14300 sf	51,480.00				
	Install ridge vent	1460	600 lf	6,000.00				
	Replace metal fascia & soffit	1460	1560 lf	9,360.00				
	Subtotal			66,840.00				
LA 92-4 Convent	Total roof replacement	1460	19514 sf	68,300.00				
	Install ridge vent	1460	350 lf	3,500.00				
	Replace metal fascia & soffit	1460	1989 lf	12,000.00				
	Subtotal			83,800.00				
LA 92-5 Vacherie	Total roof replacement	1460	46376 sf	166,952.00				
	Replace metal fascia & soffit	1460	900 lf	5,400.00				
	Install ridge vent	1460	500 lf	5,000.00				
	Subtotal			177,352.00				
LA 92-8 Baytree	Total roof replacement	1460	42000 sf	151,200.00				
	Install ridge vent	1460	450 lf	4,500.00				
	Replace metal fascia & soffit	1460	1500	9,000.00				
	Subtotal			164,700.00				
Subtotal this page				492,692.00				

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

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director

Date

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

St. James Parish Housing Authority

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 92	Funds for Operations (20%)	1406		120,982.00				
AGENCY WIDE	Subtotal	1406		120,982.00				
Management Improvements	General Technical Assist (PHAS/QHWRA)	1408		3,000.00				
	Conversion Analysis Study	1408		3,500.00				
	PHAS Training	1408		1,200.00				
	New Occupancy Rules Training	1408		1,200.00				
	Resident Community Work Training	1408		1,200.00				
	Computer Software Upgrade	1408		3,200.00				
	Capital Funds Travel/Training	1408		3,500.00				
	Energy Audit	1408		3,500.00				
	Review/update Utility Allowances	1408		3,500.00				
	Subtotal	1408		23,800.00				
Administration	Supt/Maint-Modernization/Benefits (50%)	1410		25,000.00				
	Clerk-of-the-Works Technician (temporary)	1410		20,000.00				
	Accounting Clerk (1/3 salary)	1410		10,000.00				
	Sundry/printing costs	1410		1,200.00				
	Subtotal	1410		56,200.00				
Fees & Costs	A/E Design Fees	1430		18,500.00				
	Inspections	1430		7,000.00				
	Consultant fees/Update Annual Agency Plan	1430		5,000.00				
	Subtotal	1430		30,500.00				
	Sub-total this page			231,482.00				

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

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

St. James Parish Housing Authority

Part II: Supporting Pages

Office of Public and Indian Housing

Capital Funds Program

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Non-Dwelling Structures	Upgrade community center and install laundry hookups at St. James/Hymel	1470		21,900.00				
	Administrative offices/handicap improvements Oscar Brooks location.	1470		8,084.00				
	Sub-total	1470		29,984.00				
Non-Dwelling Equipment	Riding lawn mower	1475		15,900.00				
	Truck	1475		19,900.00				
	Upgrade computer hardware	1475		4,900.00				
	Fax/copier combination (2)	1475		5,860.00				
	Walkie-Talkies/Two-Way Radios	1475		15,000.00				
	Trailer (14')	1475		6,000.00				
	Community chairs & table	1475		2,800.00				
	Sub-total	1475		70,360.00				
Sub-total this page				100,344.00				

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

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director

Date

and Evaluation Report
Part III: Implementation Schedule
 Capital Funds Program

and Urban Development
Office of Public and Indian Housing

St. James Parish Housing Authority

Development Number/Name H/A-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 92 Agency-Wide	03/31/2002			09/30/2003			
LA 92-1 Oscar Brooks	03/31/2002			09/30/2003			
LA 92-4 Convent	03/31/2002			09/30/2003			
LA 92-5 Vacherie	03/31/2002			09/30/2003			
LA 92-8 Baytree	03/31/2002			09/30/2003			

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

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date (mm/dd/yyyy)

Signature of Public Housing Director

Date

Five-Year Action Plan
Part I: Summary
Capital Funds Program

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

H A Name: St. James Parish		Locality: (City/County & State) Lutcher/St.James Parish/Louisiana		<input checked="" type="checkbox"/> Original	Revision No. _____
A. Development Number/Name	Work Statement for Year 1 FFY: __00__	Work Statement for Year 2 FFY: __01__	Work Statement for Year 3 FFY: __02__	Work Statement for Year 4 FFY: __03__	Work Statement for Year 5 FFY: __04__
LA 92-1 Oscar Brooks		0.00	0.00	401,937.00	220,885.00
LA 92-3 Central		0.00	0.00	0.00	9,000.00
LA 92-4 Convent	See	0.00	0.00	0.00	0.00
LA 92-5 Vacherie		25,200.00	592,815.00	213,606.00	403,917.00
LA 92-6 St. James/Hymel		412,462.00	0.00	0.00	0.00
LA 92-8 Baytree	Annual	165,000.00	0.00	0.00	0.00
PHA Wide		0.00	6,527.00	0.00	0.00
Contingency		2,817.00	0.00	0.00	0.00
	Statement	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
B. Physical Improvement Subtotal		605,479.00	599,342.00	615,543.00	633,802.00
C. Management Improvements		15,500.00	31,000.00	20,500.00	15,500.00
D. HA-Wide Nondwelling Structures & Equipment		25,400.00	16,125.00	22,700.00	24,450.00
E. Administration		36,200.00	36,727.00	36,200.00	44,200.00
F. Other		65,442.00	85,392.00	65,442.00	65,442.00
G. Operations		76,497.00	55,932.00	64,133.00	41,124.00
H. Demolition		0.00	0.00	0.00	0.00
I. Replacement Reserve		0.00	0.00	0.00	0.00
J. Mod Used for Development		0.00	0.00	0.00	0.00
K. Total Capital Funds		824,518.00	824,518.00	824,518.00	824,518.00
L. Total Non-Capital Funds					
M. Grand Total		824,518.00	824,518.00	824,518.00	824,518.00
Signature of Executive Director:		Date:	Signature of Public Housing Director		Date:

Five Year Action Plan

Part II: Supporting Pages

Physical Need Work Statement(s)

Capital Funds Program

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

St. James Parish Housing Authority

Work Statement for Year 1 FFY: __00__	Work Statement for Year __2__ FFY: __01__			Work Statement for Year __2__ FF Y: __01__		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See	LA 92 - AGENCY WIDE					
	Operations:		76,497.00			
	Management Improvements:					
	General Technical Assistance/Training		3,000.00			
	Computer software update		500.00			
	Policy updates		1,000.00			
	Staff Training		2,000.00			
	Resident Initiatives Assistance/Benefits		9,000.00			
	Subtotal		15,500.00			
	Administration:					
	Supt/Maint-Modernization/Benefits (50%)		25,000.00			
	Accounting Clerk/Benefits (25%)		10,000.00			
	Sundry/printing costs		1,200.00			
	Subtotal		36,200.00			
	Fees & Costs:					
	A/E Services		42,295.00			
	Inspection costs		18,147.00			
	Update Annual Agency Plan		5,000.00			
	Subtotal		65,442.00			
	Contingency		2,817.00			
Annual						
Statement						
	Subtotal of Estimated Cost		196,456.00	Total Cost This Page		196,456.00

Five Year Action Plan

Part II: Supporting Pages

Physical Need Work Statement(s)

Capital Funds Program

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

St. James Parish Housing Authority

Work Statement for Year 1 FFY: 00_	Work Statement for Year 3 FFY: 02_			Work Statement for Year 3 FF Y: 02_		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See	LA 92-5 Vacherie			LA 92-5 Vacherie, continued		
	Landscaping	7242 sy	10,500.00	Replace watercloset	21 ea	1,800.00
Annual	Weather-stripping	246 lf	2,400.00	Bathroom, showerhead	21 ea	4,000.00
	Exterior painting	6315 sf	6,000.00	Water heater	21 ea	9,300.00
	Electrical upgrade	21 du	121,800.00	New refrigerator	21 ea	8,700.00
	Painting interior	84400 sf	46,200.00	New 30" range	21 ea	7,450.00
	Replace metal fascia & soffit	2620 lf	7,870.00	HVAC	21 ea	45,740.00
	Vinyl flooring	19800 sf	18,870.00	Subtotal		76,990.00
	Entry door w/hardware-front	21 ea	9,200.00	Subtotal (Vacherie)		592,815.00
	Repair/replace gypsum board	45444 sf	102,250.00			
	Install ductwork	2100 lf	21,000.00			
	Baseboard	6900 lf	6,900.00			
	Entry door w/hardware-rear	21 ea	9,135.00			
	Light fixtures	126 ea	12,600.00			
	Screen security door - front	21 ea	3,675.00			
	Screen security door - rear	21 ea	3,675.00			
	Windows	105 ea	21,000.00			
	Living room heating unit only (furnace)	21 ea	11,900.00			
	Bedroom shelving	303 lf	980.00			
	Caulking & sealant	4200 lf	4,200.00			
	Kitchen rangehood/shield on wall	21 ea	2,520.00			
	Replace base cabinets	315 lf	47,250.00			
Replace wall cabinets	315 lf	31,500.00				
Replace countertop	315 lf	10,500.00				
Bathroom, lavatory	21 ea	3,900.00				
Statement	Continued next column					
		Subtotal of Estimated Cost	515,825.00	Total Cost This Page		592,815.00

form HUD-52834 (10/96)

Five Year Action Plan

Part II: Supporting Pages
Physical Need Work Statement(s)
Capital Funds Program

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

St. James Parish Housing Authority

Work Statement for Year 1 FFY: 00_	Work Statement for Year 4 FFY: 03			Work Statement for Year 4 FF Y: 03		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See	LA 92-1 Oscar-Brooks					
	Landscaping	4828 sy	7,000.00	Replace watercloset	15 ea	1,275.00
Annual	Weather-stripping	164 lf	1,400.00	Bathroom, showerhead	15 ea	2,850.00
	Exterior painting	4210 sf	4,000.00	Water heater	15 ea	6,600.00
	Electrical upgrade	15 du	81,200.00	New refrigerator	15 ea	6,750.00
	Painting interior	56400 sf	28,280.00	New 30" range	15 ea	6,230.00
	Replace metal fascia & soffit	1773 lf	5,320.00	HVAC	15 ea	39,900.00
	Vinyl flooring	13363 sf	14,700.00	Subtotal		63,605.00
	Entry door w/hardware-front	15 ea	6,132.00	Total Physical Improvements (Oscar-Brooks)		401,937.00
	Repair/replace gypsum board	22908 sf	51,545.00			
	Install ductwork	1500 lf	15,000.00			
	Baseboard	4550 lf	4,550.00	LA 92-8 Baytree		
	Entry door w/hardware-rear	15 ea	6,090.00	Upgrade Community Building	1 ea	22,700.00
	Light fixtures	84 ea	8,400.00	Subtotal		22,700.00
	Screen security door - front	15 ea	2,625.00			
	Screen security door - rear	15 ea	2,625.00			
	Windows	75 ea	15,000.00			
	Living room heating unit only (furnace)	15 ea	11,900.00			
	Bedroom shelving	202 lf	980.00			
	Caulking & sealant	2800 lf	2,800.00			
	Kitchen rangehood/shield on wall	15 ea	2,520.00			
	Replace base cabinets	225 lf	33,750.00			
Replace wall cabinets	225 lf	22,500.00				
Replace countertop	225 lf	7,425.00				
Bathroom, lavatory	15 ea	2,590.00				
Statement						
	Subtotal of Estimated Cost		338,332.00	Total Cost This Page		424,637.00

Five Year Action Plan

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

St. James Parish Housing Authority

Part II: Supporting Pages
Physical Need Work Statement(s)
Capital Funds Program

Work Statement for Year 1 FFY: 00_	Work Statement for Year 4 FFY: 03			Work Statement for Year 4 FF Y: 03		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See	LA 92-6 St. James/Hymel					
	Landscaping	2414 sf	3,500.00	Replace watercloset	7 ea	595.00
	Parking stripes	700 lf	70.00	Bathroom, showerhead	7 ea	1,330.00
	Weather-stripping	82 lf	700.00	Water heater	7 ea	3,080.00
	Exterior painting	7368 sf	7,000.00	New refrigerator	7 ea	2,905.00
	Electrical upgrade	7 ea	40,600.00	New 30" range	7 ea	2,450.00
	Replace vent stack	32 ea	1,575.00	HVAC	7 ea	18,620.00
	Install ridge vents	175 lf	1,750.00	Subtotal		28,980.00
	Replace roof shingles	5167 sf	15,750.00	Total Physical Improvements(St. James/Hymel)		213,606.00
	Painting interior	28200 sf	14,140.00			
	Replace metal fascia & soffit	887 lf	2,660.00			
	Vinyl flooring	6691 sf	7,360.00			
	Entry door w/hardware-front	7 ea	3,045.00			
	Repair/replace gypsum board	8349 sf	18,786.00			
	Install ductwork	700	7,000.00			
Annual	Baseboard	2275 lf	2,275.00			
	Entry door w/hardware-rear	7 ea	3,045.00			
	Light fixtures	42 ea	4,200.00			
	Screen security door - front	7 ea	1,225.00			
	Screen security door - rear	7 ea	1,225.00			
	Windows	35 ea	7,700.00			
	Living room heating unit only (furnace)	7 ea	5,950.00			
	Bedroom shelving	101 lf	490.00			
	Caulking & sealant	1400 lf	1,400.00			
	Kitchen rangehood/shield on wall	7 ea	1,260.00			
Statement	Replace base cabinets	105 lf	17,850.00			
	Replace wall cabinets	105 lf	9,275.00			
	Replace countertop	105 lf	3,500.00			
	Bathroom, lavatory	7 ea	1,295.00			
	Subtotal of Estimated Cost		184,626.00	Total Cost This Page		213,606.00

Five Year Action Plan

Part II: Supporting Pages
Physical Need Work Statement(s)
Capital Funds Program

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

St. James Parish Housing Authority

Work Statement for Year 1 FFY: __00__	Work Statement for Year <u> 4 </u> FFY: <u> 03 </u>			Work Statement for Year <u> 4 </u> FF Y: <u> 03 </u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
See	LA 92 - AGENCY WIDE Operations:		64,133.00			
Annual	Management Improvements:					
	General Technical Assistance/Training		8,000.00			
	Computer software update		500.00			
	Resident Initiatives Assistance/Benefits		9,000.00			
	Policy updates		1,000.00			
	Staff Training		2,000.00			
	Subtotal		20,500.00			
	Administration:					
	Supt/Maint-Modernization/Benefits (50%)		25,000.00			
	Accounting Clerk/Benefits (25%)		10,000.00			
Sundry/printing costs		1,200.00				
Subtotal		36,200.00				
Statement	Fees & Costs:					
	A/E Services		42,295.00			
	Inspection costs		18,147.00			
	Update Annual Agency Plan		5,000.00			
	Subtotal		65,442.00			
	Subtotal of Estimated Cost		186,275.00	Total Cost This Page		186,275.00

Five Year Action Plan

Part II: Supporting Pages
Physical Need Work Statement(s)
Capital Funds Program

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

St. James Parish Housing Authority

Work Statement for Year 1 FFY: 00_	Work Statement for Year 5			Work Statement for Year 5		
	FF Y: 04			FF Y: 04		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See	LA 92-1 Oscar Brooks			LA 92-1 Oscar Brooks, continued		
	Landscaping	2414 sf	3,500.00	Replace watercloset	7 ea	595.00
Annual Statement	Parking stripes	700 lf	70.00	Bathroom, showerhead	7 ea	1,330.00
	Weather-stripping	82 lf	700.00	Water heater	7 ea	3,080.00
	Exterior painting	7368 sf	7,000.00	New refrigerator	7 ea	2,905.00
	Electrical upgrade	7 ea	40,600.00	New 30" range	7 ea	2,450.00
	Replace vent stack	32 ea	1,575.00	HVAC	7 ea	18,620.00
	Install ridge vents	175 lf	1,750.00	Subtotal		28,980.00
	Replace roof shingles	5167 sf	15,750.00	Total Physical Improvements(St. James/Hymel)		220,885.00
	Painting interior	28200 sf	14,140.00			
	Replace metal fascia & soffit	887 lf	2,660.00			
	Vinyl flooring	6691 sf	7,360.00			
	Entry door w/hardware-front	7 ea	3,045.00			
	Repair/replace gypsum board	11584 sf	26,065.00			
	Install ductwork	700	7,000.00			
	Baseboard	2275 lf	2,275.00			
	Entry door w/hardware-rear	7 ea	3,045.00			
	Light fixtures	42 ea	4,200.00			
	Screen security door - front	7 ea	1,225.00			
	Screen security door - rear	7 ea	1,225.00			
	Windows	35 ea	7,700.00			
	Living room heating unit only (furnace)	7 ea	5,950.00			
	Bedroom shelving	101 lf	490.00			
	Caulking & sealant	1400 lf	1,400.00			
	Kitchen rangehood/shield on wall	7 ea	1,260.00			
	Replace base cabinets	105 lf	17,850.00			
	Replace wall cabinets	105 lf	9,275.00			
	Replace countertop	105 lf	3,500.00			
	Bathroom, lavatory	7 ea	1,295.00			
	Subtotal of Estimated Cost		191,905.00	Total Cost This Page		220,885.00

Five Year Action Plan

Part II: Supporting Pages
 Physical Need Work Statement(s)
 Capital Funds Program

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

St. James Parish Housing Authority

Work Statement for Year 1 FFY: 00_	Work Statement for Year __5__ FFY: 04__			Work Statement for Year __5__ FF Y: 04__		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
	See	LA 92 - 3 Central Site lighting with security screen Subtotal	4 ea	9,000.00 9,000.00		
Annual						
Statement						
			Subtotal of Estimated Cost		Total Cost This Page	9,000.00

Five Year Action Plan

Part II: Supporting Pages
Physical Need Work Statement(s)
Capital Funds Program

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

St. James Parish Housing Authority

Work Statement for Year 1 FFY: __00__	Work Statement for Year __5__ FF Y: __04__			Work Statement for Year __5__ FF Y: __04__		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
	See	LA 92-5 Vacherie Landscaping Weather-stripping Exterior painting Electrical upgrade Painting interior Replace metal fascia & soffit Vinyl flooring Entry door w/hardware-front Repair/replace gypsum board Install ductwork Baseboard Entry door w/hardware-rear Light fixtures	4828 sy 164 lf 4210 sf 14 du 56400 sf 1773 lf 13363 sf 14 ea 29800 sf 1400 lf 4550 lf 14 ea 84 ea	7,000.00 1,400.00 4,000.00 81,200.00 28,280.00 5,320.00 14,700.00 6,132.00 65,695.00 14,000.00 4,550.00 6,090.00 8,400.00	LA92-5 Vacherie, continued Replace watercloset Bathroom, showerhead Water heater New refrigerator New 30" range HVAC Subtotal Subtotal Physical Improvements (Vacherie) LA 92-5 Vacherie Upgrade Community Building Subtotal Non-Dwelling Structure	14 ea 14 ea 14 ea 14 ea 14 ea 14 ea 1 ea
Annual	Screen security door - front Screen security door - rear Windows Living room heating unit only (furnace) Bedroom shelving Caulking & sealant Kitchen rangehood/shield on wall Replace base cabinets Replace wall cabinets	14 ea 14 ea 70 ea 14 ea 202 lf 2800 lf 14 ea 210 lf 210 lf	2,450.00 2,450.00 14,000.00 11,900.00 980.00 2,800.00 2,520.00 31,500.00 21,000.00			
Statement	Replace countertop Bathroom, lavatory Continued next column	210 lf 14 ea	7,000.00 2,590.00			
	Subtotal of Estimated Cost		345,957.00	Total Cost This Page		428,367.00

Five Year Action Plan

Part III: Supporting Pages
Management Needs

**U.S. Department of Housing
and Urban Development**

Capital Funds Program

Work Statement for Year 1 FFY: __00__	Work Statement for Year __5__ FFY: __04__			Work Statement for Year __5__ FF Y: __04__		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	LA 92 - AGENCY WIDE Operations :		41,124.00			
	Management Improvements:					
	General Technical Assistance/Training		3,000.00			
	Computer software update		500.00			
	Policy updates		1,000.00			
	Resident Initiatives Assistance/Benefits		9,000.00			
	Staff Training		2,000.00			
	Subtotal		15,500.00			
	Administration:					
	Supt/Maint-Modernization/Benefits (50%)		25,000.00			
Accounting Clerk/Benefits (25%)		9,000.00				
Clerk-of-the-Works/Benefits (part-time)		9,000.00				
Sundry/printing costs		1,200.00				
Subtotal		44,200.00				
Fees & Costs:						
A/E Services		42,295.00				
Inspection costs		18,147.00				
Update Annual Agency Plan		5,000.00				
Subtotal		65,442.00				
	Subtotal of Estimated Cost		166,266.00	Total Cost This Page		166,266.00

Organizational Chart for the St. James Parish Housing Authority

Executive Director

Administrative Secretary

Accounting

Superintendent Maintenance-Modernization

Public Housing Manager

PHDEP Coordinator

Maintenance Office Clerk

Maintenance Foreman

Housing Clerk

YES Program Assistant

Maintenance Repairman (6)
(as helper)

Maintenance Repairman (2)
(as helper)

This seventeen member staff is basically a line structure with everyone reporting to the Executive Director except the Maintenance staff who reports to the Superintendent of Maintenance-Modernization. The Superintendent of Maintenance-Modernization reports to the Executive Director. Previous staff was 20+ in 1997 and 1998. Ground Crew cut from 40 to 2. Due to staff inability to perform, converted to Maintenance Repairman I as more cost efficient use of funds.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 69,941.00**
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 X R _____
- C. FFY in which funding is requested** 2000
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
<i>Oscar Brookers Convent Central</i>	<i>318</i>	<i>20,000</i>
<i>St. James-Hymel Vacherie</i>		
<i>Baytree</i>		

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$159,000	LA48DEP0920195	0.00	0.00	N/A
FY 1996	\$158,500	LA48DEP0920196	\$45,046.26	Waiver	9-20-00
FY 1997	\$158,000	LA48DEP0920197	\$134,784	Request	12-20-00
FY1998	\$94,800	LA48DEP0920198	\$94,800	Request	12-20-00
FY 1999	\$69,941	LA48DEP0920199	\$66,126	No	12-15-01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$142,160
9120 - Security Personnel	0.00
9130 - Employment of Investigators	0.00
9140 - Voluntary Tenant Patrol	0.00
9150 - Physical Improvements	\$62,650
9160 - Drug Prevention	\$174,781
9170 - Drug Intervention	\$82,944
9180 - Drug Treatment	0.00
9190 - Other Program Costs	0.00
TOTAL PHDEP FUNDING	\$462,535

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$142,160		
Goal(s)	<i>Creation of a positive, productive and cooperative working relationship between the St. James Parish Housing Authority and the St. James Sheriff's Office.</i>						
Objectives	<ol style="list-style-type: none"> 1. <i>To hire law enforcement officers to work exclusively on SJPHA's developments to decrease illegal drug related criminal activity.</i> 2. <i>To provide the funding for adequate tools and equipment needed by the Sheriff's office for their officers to adequately and appropriately perform their on-site work.</i> 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. <i>decrease crime</i>			12-98	12-20-00	\$102,160	0.00	<i>Police records</i>
2.			96	9-20-00	\$40,000	0.00	
3.							

9120 - Security Personnel					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$62,650		
Goal(s)	<i>Creation of safer communities for all SJPHA residents and in all SJPHA developments.</i>						
Objectives	<ol style="list-style-type: none"> 1. <i>To install fencing and site lighting to deter drug related criminal activity.</i> 2. <i>To provide two (2) surveillance cameras at SJPHA developments in greatest need.</i> 3. <i>To establish two (2) surveillance units one on the east and one on the west side of the Mississippi River.</i> 4. <i>To place appropriate signage that will enhance SJPHA's community image and deter illegal criminal activity.</i> 5. <i>To better secure residents' homes (eg steel doors, security alarms).</i> 6. <i>To eliminate vacant units which tend to attract illegal drug activities.</i> 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Fences/lights			12-98	12-20-00	\$44,800	0.00	
2. Nights			12-96	9-20-00	\$17,850	0.00	
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$174,781		
Goal(s)	<i>Strengthen families, particularly youth against illegal drug use and associated criminal activities.</i>						
Objectives	<i>To identify and utilize community resources to achieve the goal of drug prevention.</i>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Yes	80	150	12-21-97	12-20-00	\$55,840	0.00	
2. ADE/GED	80	150	12-21-98	12-20-00	\$50,000	0.00	
3. Educational cultural	80	150	12-15-99	12/15/01	\$69,941	0.00	

9170 - Drug Intervention					Total PHDEP Funding: \$82,944		
Goal(s)	<i>To empower residents by providing opportunities that will enhance their educational, social and physical (health) well-being by helping them effectively deal with illegal drug use and related activities.</i>						
Objectives	<ol style="list-style-type: none"> <i>To create a "law enforcement presence" on SJPHA developments to deter illegal drug related crimes.</i> <i>To utilize crime data to assist SJPHA in monitoring and deterring drug related criminal activities.</i> <i>To address truancy, adult literacy and assist elderly SJPHA residents with respect the impact of illegal drug activities on their lives.</i> 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. GSA/BSA/	60	150	96	9-20-00	\$42,944	0.00	
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	\$35,540	\$142,160.00		\$142,160.00
9120				
9130				
9140				
9150	\$15,662.50	\$62,650.00		\$62,650.00
9160	\$43,695.25	\$174,781.00		\$174,751.00
9170	\$20,736.00	\$82,944.00		\$82,944.00
9180				
9190				
TOTAL		\$462,535.00		\$462,535.00

- '96 PHDEP funds will be obligated and expanded on schedule.
- '97 & '98 PHDEP Funds will be substantially obligated but will require an extension and/or waiver due to circumstances.
- '99 PHDEP Funds will be obligated and expanded on schedule.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

**SUMMARY OF TESTIMONIES A" MINUTES OF THE
PUBLIC HEARING FOR THE FIVE YEAR AND ANNUAL PLAN OF THE
ST. JAMES PARISH HOUSING AUTHORITY**

The St. James Parish Housing Authority, in accordance with the Quality Housing and Work Responsibility Act of October 1, 1998 and the rules and regulations promulgated by the U. S. Department of Housing and Urban Development, is required to prepare and submit a Five Year and Annual Plan for the administration and operation of any and all federally subsidized housing programs. To that end the SJPHA advertised via the local newspaper a Special Meeting notice forty-five (45) days in advance of the Public Hearing scheduled for June 14, 2000. The purpose of the public hearing is to allow members of the parish, local government representatives, concerned citizens and public housing residents and prospective applicants an opportunity to read, review and submit written and/or oral comments on the proposed policies and procedures to be utilized in managing the agency. This information had been on display for the aforementioned forty-five (45) day period. Upon conclusion of the public hearing the SJPHA will hold a Special Board Meeting of the Board of Commissioners to approve and submit the plans to the HUD offices. (These offices consist of the local Now Orleans HUD HUB REAC (Real Estate Assessment Center) and the TARC (Troubled Agency Recovery Center-Memphis).

PRESENT: Lorraine Webster and Janet Johnson, Commissioners; Carl Wilhoite – Engineer and Willie Ferguson - Operations Specialist with The Nelrod Company; Mae Evelyn Johnson, PUDEF Coordinator; Melissa Harris, YES Program Asst.; Stephen Walker, Accounting; SJPHS staff;
Tia Juan Stuart and Lucille Johnson, residents; and R.M. Jackson, Executive Director

The Public Hearing began at 6:00 PM in the Oscar Brooks Apartment Complex Community Center. R.M. Jackson Executive Director acted as the Hearing Officer for the purpose of the Public Hearing. A general welcome was extended to those present. A sign-in sheet was circulated to tally those present for the forum. The audience present was advised that the proceedings would be taped for the record.

Ms. Willie Ferguson distributed the agenda and outline of the Five-Year and Annual Plan to those present. Mr. Carl Wilhoite began speaking on the purpose of the meeting, the plan requirements, the posting of the proposed policies and procedures, the opportunity for outside groups to review and assist in the strategic planning of the SJPHA. An overview of the Five-Year Comprehensive Modernization program of the SJPHA was discussed. In that particular segment of the program, it was revealed what the plans of the Agency were in making its properties more marketable and attractive. In addition the audience present was informed that the agency is to make every effort and seek any other financial alternatives to improve its fiscal standing.

After the conclusion of his remarks the Executive Director thanked him for his remarks and asked if there were any questions from the floor. Commissioner Lorraine Webster stated that it seemed that the plan was pretty clear, Commissioner Janet Johnson concurred. The Executive Director stated that the use of the Sheriff's Officers in the Housing Patrol was throughout the auspices of the PHDEP Grants. These officers were performing in a community policing capacity and patrolled and monitored the six development sites. The combination of security, applicant screening, and lease enforcement is to ensure that the programs that the agency is trying to put in place would be successful and result in an improvement in each of the development communities. It is the intention of the SJPHA to become the best choice for housing within the parish upon completion of the modernization program. The SJPHA has of the available housing in the parish.

Comment: Commissioner Johnson wanted to know about the upkeep of the apartments. In particular her concern was Baytree and Vacherie. The grass was high. What can be done about it? She informed the room that she had been a former

resident and it was a shame that the apartments looked the way that they do. **Response:** The Executive Director stated that the SJPHA has lawnmowers available for resident use. All they have to do is come to the community center on-site the day the lawnmowers are available and check one out for use. All that is required is the resident ID card and a driver's license. They will receive a lawnmower, fully gassed up and oiled, for use to cut their property. They are required to cut the front, back and side of the yard of the duplex in which they live. A discussion about yard care and maintenance ensued.

Comment: Resident Tia Juan Stewart, Brooks Apartments said that she picks up the trash around her unit but she is not the one who puts it down there. It is people who do not live there that cause the trash. **Response:** Mae Evelyn Johnson, staff person, stated that as a resident she should say that and speak up to other residents when this happens. It would have more weight coming from a resident rather than from the SJPHA staff. Residents need to band together and as a group they could achieve more. Mae Evelyn Johnson's stated that she had also lived in Public Housing herself, in the Welcome area, and that the site could return to what it had been with hard work on the residents' part. **Comment:** Mrs. Lucile Johnson stated that the SJPHA should not take any families with children. Mrs. Johnson is a senior living at the Brooks Apartments. **Response:** The Executive Director advised her that the SJPHA can not do that. It would be a discriminatory action against a protected class. **Comment:** Then Mrs. Johnson stated that there should be more supervision by the adults of their children. **Response:** That is why the SJPHA provides supervised youth activities. These programs were requested by the Residents through the initial survey conducted by the current Executive Director in response to complaints lodged while attending resident meetings in 1998. **Response:** Melissa Harris, YES Program Assistant also stated that she as a former resident understood the needs of the communities. However, it is the resident's responsibility to let those who don't live on the property site know what they are doing wrong will not be tolerated. **Response:** The Executive Director stated that in reference to the property appearance, the agency has been congratulated because the outside appearance has gradually improved. It is much better than it used to be.

There was general discussion of the plans that the SJPHA had and what the residents could do to assist the agency in improving the sites. The Executive Director informed those present that on the REAC PHAS the SJPHA scored a 7.5 of 10 available points on the Resident Survey. This is very good. Another survey will be upcoming and the residents need to continue to respond and increase others response to the questionnaire. Continue to work with the Housing Patrol so that bad behavior can be disciplined. The SJPHA will utilize the lease in enforcement and monitoring of the resident population.

Another call was made for any other comments, questions, or concerns to be placed on the floor for discussion. There being none, the Executive Director acting as the Hearing Officer ended the Public hearing at 7:14 PM.

Housing Authority of St. James Parish

Substantial Deviation - Significant Amendment or Modification

Until final issuance of HUD Guidelines, the following statement is pursuant to 24 CFR, Part 903, Public Housing Agency Plans, Final Notice, Section 903.7, (r) Additional information to be provided. The criteria for “a substantial deviation from the 5-Year Plan” and “a significant amendment or modification to the 5 Year Plan and Annual Plan” includes but is not limited to the following:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole;
- 50% or more decrease in the quantifiable measurement of any individual goal or objective;
- 50% variance in the funds projected in the Capital Fund Program Annual Statement or 5-Year Action Plan;
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change in a policy or procedure that requires a regulatory 30-day posting;
- Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan.

**COMMUNITY SERVICE POLICY
FOR
ST. JAMES PARISH HOUSING AUTHORITY
LUTCHER, LOUISIANA**

COMMUNITY SERVICE POLICY

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, establishes a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. Community service is a service for which individuals are not paid. The St. James Parish Housing Authority (herein referred to as PHA) believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them.

In order to effectively implement this new requirement, the St. James Parish Housing Authority establishes the following Policy, effective October 1, 1999.

1. Community Service

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The activities may include, but are not limited to:

- improving the physical environment of the resident's developments;
- selected office related services in the development or Administrative Office;
- volunteer services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc;
- neighborhood group special projects;
- self-improvement activities such as household budget, credit counseling, English proficiency, GED classes or other educational activities;
- tutoring elementary or high school age residents; and
- serving in on-site computer training centers.

Voluntary political activities are prohibited.

2. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third-party.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities. The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident's participation. Should contracting out the community service function be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.

The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

3. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. Such activities can include, but are not limited to:

- apprenticeships and job readiness training;
- substance abuse and mental health counseling and treatment;
- English proficiency, GED, adult education, junior college or other formal education;
- household budgeting and credit counseling;
- small business training.

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

4. Geographic Location

The PHA recognizes that the intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

5. Exemptions

In accordance with provisions in the Act, the PHA will exempt from participation in community service requirements the following groups:

- adults who are 62 years of age or older;
- persons engaged in work activities as defined under Social Security (full-time or part-time employment);

- participants in a welfare to work program;
- persons receiving assistance from and in compliance with State programs funded under part A, title IV of the Social Security Act; and
- the disabled but only to the extent that the disability makes the person “unable to comply” with the community service requirements.

The PHA will determine, at the next regularly scheduled reexamination, the status of each household member eighteen (18) years of age or older with respect to the requirement to participate in community service activities. The PHA will use the “PHA Family Community Service Monthly Time-Sheet” to document resident eligibility and the hours of community service. A record for each adult will be established and community service placement selections made. Each non-exempt household member will be provided with forms to be completed by a representative of the service or economic self-sufficiency activity verifying the hours of volunteer service conducted each month.

The PHA will also assure that procedures are in place which provide residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- going from unemployment to employment;
- entering a job training program;
- entering an educational program which exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- birth certificates to verify age 62 or older; or
- if appropriate, verification of disability limitations.

Families who pay flat rents, live in public housing units within market rate developments or families who are over income when they initially occupy a public housing unit will not receive an automatic exception.

6. Cooperative Relationships with Welfare Agencies

The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of those activities.

7. Lease Requirements and Documentation

The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such non-compliance. The lease provisions will be implemented for current residents at the next regularly scheduled reexamination on or after October 1, 1999, and for all new residents effective October 1, 1999. The PHA will not renew or extend the lease if the household contains a non-exempt member who has failed to comply with the community service requirement.

Documentation of compliance or non-compliance will be placed in each resident file.

8. Non-compliance

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA must notify the resident:

1. of the non-compliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. that unless the resident enters into an agreement under paragraph 4. of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the non-compliant adult moves from the unit, the lease may be renewed;
4. that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the non-compliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-compliant adult to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general council and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.