PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

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

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

Streamlined Five-Year PHA Plan
Agency Identification

PHA Name: Lake Charles Housing Authority **PHA Number:** LA004

PHA Fiscal Year Beginning: 10/03

PHA Programs Administered:

X**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**

Number of public housing units: 835 Number of S8 units: Number of public housing units:
Number of S8 units: 1600

☐**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

X Main administrative office of the PHA
X PHA development management offices
X PHA local offices
X 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)

X Main business office of the PHA
X PHA development management offices

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.12]

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)

X 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.

X The PHA's mission is: (state mission here)

"TO PROVIDE SAFE, DECENT, AFFORDABLE HOUSING FOR LOW INCOME FAMILIES"

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, affordable housing.

X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers:
- X Reduce public housing vacancies:
- X Leverage private or other public funds to create additional housing opportunities:
- X Acquire or build units or developments
- ☐ Other (list below)

X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve public housing management: (PHAS score) 92
- X Improve voucher management: (SEMAP score) 88
- X Increase customer satisfaction:
- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
- X Demolish or dispose of obsolete public housing:
- X Provide replacement public housing:

X Provide replacement vouchers:
Other: (list below)

X PHA Goal: Increase assisted housing choices
Objectives:
X Provide voucher mobility counseling:
X Conduct outreach efforts to potential voucher landlords
X Increase voucher payment standards
X Implement voucher homeownership program:
X Implement public housing or other homeownership programs:
☐ Implement public housing site-based waiting lists:
☐ Convert public housing to vouchers:
☐ Other: (list below)

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

X PHA Goal: Provide an improved living environment
Objectives:
X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
X Implement public housing security improvements:
X 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

X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
X Increase the number and percentage of employed persons in assisted families:
X Provide or attract supportive services to improve assistance recipients' employability:
X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
☐ Other: (list below)

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

X 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:

X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

a. Providing decent, safe and affordable housing in our Developments as well as our Section 8 program
b. Ensuring equal opportunity in housing for everyone
c. Promoting self-sufficiency and asset development of financially disavantaged families and individuals
d. Improving community quality of life and economic vitality
e. Increase resident participation through our Resident Advisory Council
f. To provide timely response to residents request for maintenance problems
g. To have a ten-day turnover time on vacated units.
h. To continue to enforce our "One Strike" Policy for residents and applicants
i. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.
j. Be aggressive with the installation of our Home Ownership Program.

Streamlined Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.12(b)]

Table of Contents

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

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Lake Charles Housing Authority is a medium sized authority managing 835 Low Rent Public Housing Units at 11 scattered sites; approximately 1500 Voucher Units; 198 Managed Units of elderly at a High rise complex and 123 Units owned and managed by the LCHA under Section 8 Guidelines. We also manage 20 handicapped Units located in South Lake Charles. We are considered a High Performer Authority located in the City of Lake Charles, Parish of Calcasieu, State of Louisiana. The LCHA, through its Mission Statement, insures all residents the opportunity to access resources for improving their quality of life in a safe and secure place to live and realize their potential. We have on-going training and adult education for our residents as well as our employees. Our Management staff has training in people skills, Work Order management and inspections for our Maintenance personnel and related development skills for all other administrative personnel. Our Deconcentration Policy is in place and working well to ensure deconcentration of poverty and promote integration in Public Housing. The LCHA has Resident Advisory Council that is a valuable asset to the administration of the Lake Charles Housing Authority. The LCHA has in place a new Home Ownership Program, which is being promoted successfully within the city limits of the City of Lake Charles. In the past four years, we have achieved all of the goals we put in place for the Five Year Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☐ Public Housing X Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	738		546
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	614		
Elderly families	8		
Families with Disabilities	116		

Housing Needs of Families on the PHA's Waiting Lists			
Race/ethnicity white	128		
Race/ethnicity black	608		
Race/ethnicity Asian	2		
Race/ethnicity Hispanics	0		
Characteristics by Bedroom Size (Public Housing Only)	0 Bedroom 0		
1BR	42		2
2 BR	115		56
3 BR	60		84
4 BR	9		89
5 BR			13
5+ BR			

Is the waiting list closed (select one)? ☐ No X Yes

If yes:

How long has it been closed (# of months)? 7 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No X Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No X Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy**. The Lake Charles Housing Authority has closed the Waiting List in order to purge the list of applicants who are no longer interested for one reason or another. This purge will enable those who are interested to move up on the list and be housed quicker. We are training our Maintenance personnel to be more effective when doing move-out maintenance in order to minimize the number of Units off-line and to reduce turnover time for vacated units. Closing the Waiting List for a couple of months on an annual basis keeps our List up to date. Training our Maintenance personnel and Management people enables us to keep our turnaround time in check.**

(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

X Employ effective maintenance and management policies to minimize the number of public housing units off-line

X Reduce turnover time for vacated public housing units

X Reduce time to renovate public housing units

X Seek replacement of public housing units lost to the inventory through mixed finance development

X Seek replacement of public housing units lost to the inventory through section 8

replacement-housing resources

X 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

X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

X 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:

Select all that apply

X Apply for additional section 8 units should they become available

X Leverage affordable housing resources in the community through the creation of mixed - finance housing

X 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

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

X Employ admissions preferences aimed at families with economic hardships

X 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

X Employ admissions preferences aimed at families who are working

X 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:
Select all that apply

X Seek designation of public housing for the elderly
X 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

X Seek designation of public housing for families with disabilities
X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
X 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:
Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
X 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:

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

2. Statement of Financial Resources

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

List on the following table 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 20__ grants)**		
a) Public Housing Operating Fund	1,351,232	
b) Public Housing Capital Fund	3,742,540	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,767,149	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Drug Grant (2001)	205,152	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,229,408	
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Investments	40,000	
4. Non-federal sources (list below)		
Total resources	14,335,481	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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)

X When families are within a certain number of being offered a unit: (state number) 10

X When families are within a certain time of being offered a unit: (state time) **2 WEEKS**

☐ Other: (describe)

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

X Criminal or Drug-related activity

X Rental history

X Housekeeping

☐ Other (describe)

c. X 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)

X Community-wide list

X Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?
X PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	**Date Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL**	**Percent change between initial and current mix of Racial, Ethnic, or Disability demographics**

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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**

1. How many site-based waiting lists will the PHA operate in the coming year?

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)?
   If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
   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)?
   ☐ 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
X Three

b. X 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:

(4) Admissions Preferences

a. Income targeting:
☐ Yes X 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)
X Emergencies
X Over-housed
X Under-housed
X Medical justification

X Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. X 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:

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

Other preferences: (select below)

X 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
X Households that contribute to meeting income goals (broad range of incomes)
X 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:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
3 Victims of domestic violence
3 Substandard housing
2 Homelessness

1 High rent burden

Other preferences (select all that apply)
1 Working families and those unable to work because of age or disability
3 Veterans and veterans' families
2 Residents who live and/or work in the jurisdiction
3 Those enrolled currently in educational, training, or upward mobility programs
2 Households that contribute to meeting income goals (broad range of incomes)
1 Households that contribute to meeting income requirements (targeting)
3 Those previously enrolled in educational, training, or upward mobility programs
3 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
X 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)
X The PHA-resident lease
X The PHA's Admissions and (Continued) Occupancy policy
X 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)
X At an annual reexamination and lease renewal
X Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the

following table:

Deconcentration Policy for Covered Developments			
Development Name	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**

D

HOUSING AUTHORITY
OF THE CITY OF LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

Commissioners:
Esther L. Vincent
Dave McCarty
Reverend Franklin Fondel
Kay Barnett
Margaret Jackson

S. Benjamin Taylor, JR.
Executive Director

To this extent the LCHA shall insure that not less than forty percent (40%) of all new admissions shall be families whose income at the time of their admission does not exceed thirty percent (30%) of the area's median income.

The LCHA does not intend to utilize and/or impose any specific income or racial quotas nor will the LCHA offer incentives for eligible families to occupy units in Developments predominately occupied by families having either lower or higher incomes.

Deconcentration / Income Mixing Policy: It is the Lake Charles Housing Authority's Policy to ensure that all residents are afforded housing based on their income to ensure that all Developments have mixed income families. To achieve this goal, the LCHA policy is stated as follows:

"Selection will be based on income targeting of eligible families where either higher or lower income families will be selected as required. Occupancy of not less than forty percent (40%) of eight hundred and thirty-five (835) total units shall be occupied by families whose income at the time of move-in does not exceed thirty percent (30% of Calcasieu Parish Median Income as determined by HUD. Occupancy of sixty percent (60%) of the eight hundred and thirty-five (833) total units shall not exceed the areas median income. The LCHA will utilize local preferences to ensure that families are housed in conjunction with the published policies."

To ensure that this goal is met, the Lake Charles Housing Authority will advertise in all local media utilizing KPLC TV as well all local radio stations and the Lake Charles American Press.

David McCarty

Mr. David McCarty, Chairman
Board of Commissioners
Lake Charles Housing Authority

Mr. S. Benjamin Taylor, Jr.
Executive Director

Date: 4/22/04

ADMINISTRATIVE OFFICES
800 BILBO STREET - SUITE C
(337) 439-4189 - FAX (337) 439-1300

P.O. BOX 1206, LAKE CHARLES, LOUISIANA
70602

SECTION 8 PROGRAM
800 BILBO STREET - SUITE A
(337) 436-7628 - FAX (337) 436-9798

B. 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
X Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors):
☐ Other (list below)

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

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

d. ☐ Yes X 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)
x Criminal or drug-related activity
X Other (describe below)
Rental history, behavior while in PHA,

(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
X 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)
X PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☐ Yes X 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 X 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. X 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

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

Other preferences (select all that apply)

X Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
X 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)
X 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:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,

Inaccessibility, Property Disposition)
3 Victims of domestic violence
2 Substandard housing
2 Homelessness
1 High rent burden

Other preferences (select all that apply)
X Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
X 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)
X 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)
X 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)
X 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
X 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)
X The Section 8 Administrative Plan
X 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?
X Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

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

housing authority of the city of lake charles

"Providing safe, decent, affordable housing to low income families"

RENT DETERMINATION

The Lake Charles Housing Authority has the following Rent Charged Policies in place:

Low Rent Public Housing:

Minimum Rent: **$50.00**

FLAT RENTS:

The Lake Charles Housing Authority used the following methodology to determine the flat rents for its residents. We used non-subsidized rents found in each rent collection area. Each area was grouped in relation to the three Development Offices. We obtained our prices by researching listed rental properties in each area as advertised in the official journal of the Lake Charles Housing Authority, the American Press, and our research of Rent Reasonableness for the Section 8 Program.

BEDROOM SIZE	NON-SUBSIDIZED RENT	UTILITY ALLOWANCE	FLAT RENTS
AREA ONE (LA4-4)			
0 BR	250.00	+23.00	$273.00
1 BR	270.00	+27.00	$297.00
2 BR	325.00	+32.00	$357.00
3 BR	450.00	+38.00	$488.00
4 BR	600.00	+41.00	$641.00
AREA TWO (LA4-6)			
1 BR	400.00	+27.00	$427.00
2 BR	450.00	+32.00	$482.00
3 BR	500.00	+38.00	$538.00
4 BR	Not available	+41.00	$579.00
AREA THREE (LA4-5)			
1 BR	400.00	+27.00	$427.00
2 BR	575.00	+32.00	$607.00
3 BR	600.00	+38.00	$638.00
4 BR	Not Available	+41.00	$679.00

Section 8:

Minimum Rent: **$50.00**

Payment Standards:		
	1 BR	$ 443.00
	2 BR	$ 563.00
	3 BR	$ 737.00
	4 BR	$ 923.00

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.

The LCHA has in place the Public Housing Rental Choice Program for a Flat Rent or a Calculated Rent

a. Use of discretionary policies: (select one of the following two)

X 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))

x 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
X $26-$50

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

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

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

1. ☐ Yes X 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:

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

☐ For the earned income of a previously unemployed household member
X 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:

X For household heads
X 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)

X 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
X 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
X Fair market rents (FMR)
X 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
X 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)

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

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

B. Section 8 Tenant-Based Assistance

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**.**

SECTION 8 VOUCHER PROGRAM

PAYMENT STANDARDS

Effective: 2-1-2004

Number of Bedrooms	Payment Standards
1	**$443.00**
2	**$563.00**
3	**$737.00**
4	**$923.00**

The Payment Standard remains in effect until changed by the Housing Authority.

The Payment Standard for unit sizes larger than four bedrooms shall be calculated by adding 15 percent to the four bedroom Payment Standard for each additional bedroom. The calculation of the Payment Standard for a five bedroom unit would be 1.5 times the four bedroom Payment Standard, and the calculation of the Payment Standard for a six bedroom unit would be 1.3 times the four bedroom Payment Standard, etc.

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

X At or above 90% but below100% 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)

X 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)

X 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)

X Success rates of assisted families
X 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
X $26-$50

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

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

HOUSING AUTHORITY
OF THE CITY OF LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

LAKE CHARLES HOUSING AUTHORITY

NEEDS ASSESSMENT
TRANSITION PLAN

To comply with Federal Regulations the Lake Charles Housing Authority completed 5% of the non-elderly units in each of our Developments to be handicapped accessible. Any further modifications to units will be done on a as need and as requested by disabled persons that meet the criteria of SSI or Doctor's statements.

Priority for disabled persons will be used in filling the handicapped Units. But if a unit remains vacant for over three weeks, a non-handicapped person will be housed and when someone applies that needs a handicapped accessible unit we will then transfer the resident to a suitable unit.

We will continue our outreach by advertising for handicapped applicants with the various social service agencies that serve that population.

ADMINISTRATIVE OFFICES
800 BILBO STREET - SUITE C
(337) 439-4189 - FAX (337) 439-1309

P.O. BOX 1206, LAKE CHARLES, LOUISIANA
70602

SECTION 8 PROGRAM
800 BILBO STREET - SUITE A
(337) 436-7628 - FAX (337) 436-9798

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

a. X Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. ☐ Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

a. ☐ Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

The LCHA, in partnership with the City of Lake Charles, has applied For the Hope VI Grant.

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
X Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

c. X Yes ☐ No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below: LA4-2

d. ☐ Yes ☐ No: 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:

e. ☐ Yes ☐ No: 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:

6. Demolition and Disposition

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. ☐ Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

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

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1) X 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 the next component; if "yes", complete each program description below (copy and complete questions for each

program identified.)

(2) Program Description

a. Size of Program

X 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, what is the maximum number of participants this fiscal year? 10 AT THE PRESENT TIME

b. PHA established eligibility criteria

X 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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):
a. X Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
b. ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
c. X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
d. X Demonstrating that it has other relevant experience (list experience below).
The Lake Charles Housing Authority administers an exemplary Section 8 Program with experience in the following areas:

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

E

HOUSING AUTHORITY
OF THE CITY OF LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

The Lake Charles Housing Authority will abide by all Civil Rights Certification Actions as prescribed by the following:

a. Title VI of the Civil Rights Act of 1964
b. The Fair Housing Act
c. Section 504 of the Rehabilitation Act of 1993
d. Title II of the American with Disabilities Act of 1999

In addition to the above we will affirmatively further fair housing practices.

David McCarty

Mr. David McCarty, Chairman
Board of Commissioners
Lake Charles Housing Authority

S. Ben Taylor, Jr.
Executive Director

THUS DONE AND SIGNED THIS 22 day of April, 2004 at Lake Charles, Louisiana in the presence of the undersigned Notary Public.

Stephanie G. Meche

Notary Public

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9. Additional Information

[24 CFR Part 903.12 (b), 903.7

PUBLIC NOTICE

The Lake Charles Housing Authority will have ready for public review, a draft copy of the Consolidated Annual Agency Plan per 24 CFR 903: A requirement of the Quality Housing and Work Responsibility Act of 1998. These documents will be available beginning June 4, 2004, Monday through Friday from 8:30 AM to 4:00 PM (closed 12:00 to 1:00 PM) at each Development Office and a Public Hearing has been scheduled on the following date and location: Thursday, June 10, @ 5:30 PM at Golden Arms Community Building, 1481 3rd Street to receive and consider any comments prior to finalization of the Agency Plan for submission to HUD on or before July 17, 2004.

RESIDENT ADVISORY COUNCIL

FOR THE

HOUSING AUTHORITY OF THE CITY OF LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

OFFICERS:

President-Jacqueline Lewis
Chairperson-Wyna Dennis
Secretary-Marie Johnson
Treasurer-Mary Roach

OFFICE PHONE (337) 310-4538
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E-mail rac@lcha-housing.org

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OFFICE: CHAIRPERSON OF THE PROJECTS COMMITTEE
HOME ADDRESS: 1831 RENA STREET
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HOME ADDRESS: 2445 ANITA DRIVE
LAKE CHARLES, LA. 70601
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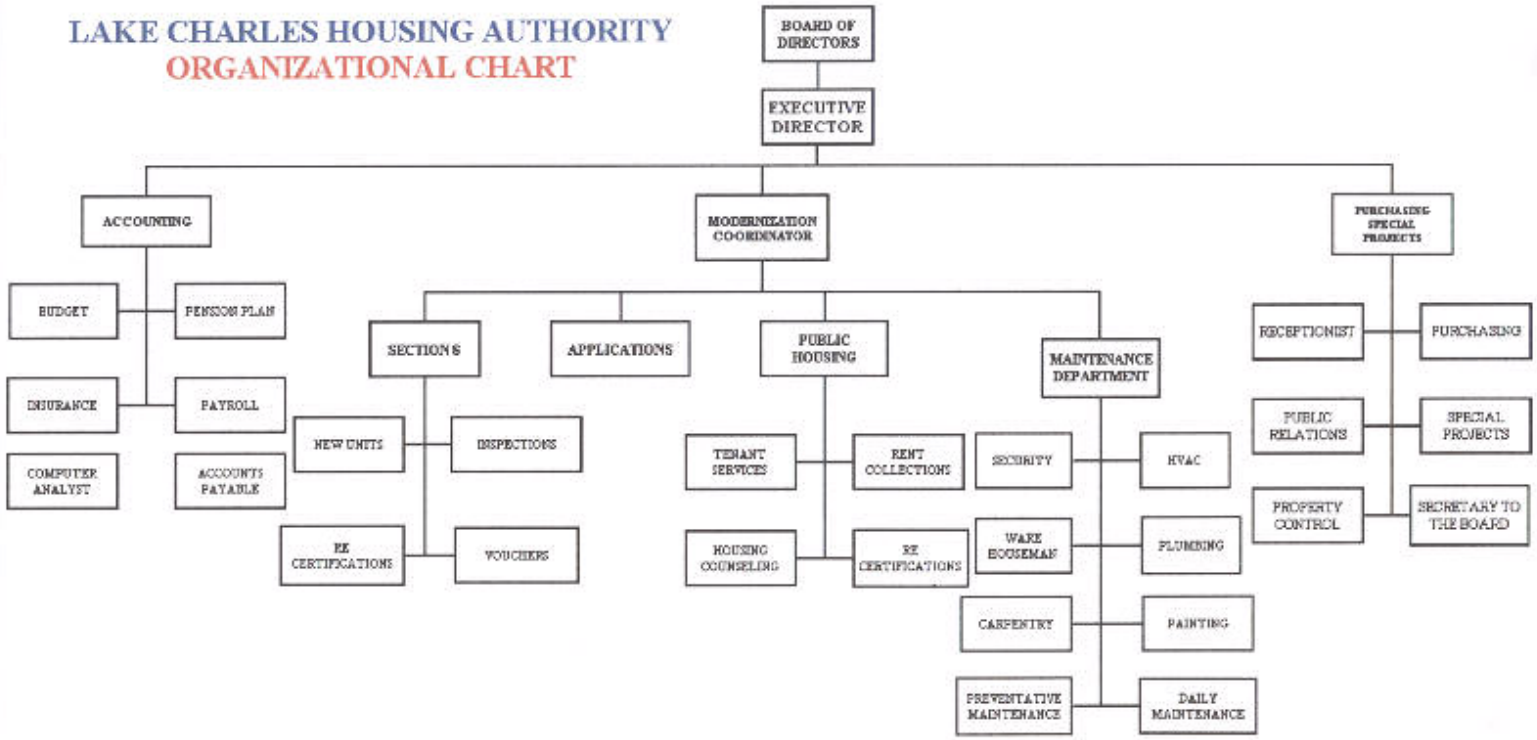
LAKE CHARLES HOUSING AUTHORITY
ORGANIZATIONAL CHART



HOUSING AUTHORITY
of THE CITY of LAKE CHARLES

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The Lake Charles Housing Authority is a local Housing Authority duly authorized to conduct business by both the State of Louisiana and the Department of Housing and Urban Development. The Lake Charles Housing Authority conducts in this Development, a combination of voluntary and mandatory resident training programs trying to foster job skills and life enrichment skills for our clientele that live in these apartments. We also participate in a Section 8 Self Sufficiency Program that is designed to empower the urban poor by use of mandatory education and job related training and counseling. We also provide housing counseling services provided by our staff that will be able to instruct these residents in preparing budgets, money management, housing quality and cleanliness. We also use shared/mutual housing for elderly and handicapped persons. First Federal Savings and Loan Association has conducted in our Developments under the Affordable Housing Program, and will continue to conduct, seminars on "Ways to Grow a Home", and identify residents that have the capability to become a home owner and refer homeownereship with the Community Housing Resource Board, which is a specific program designed to encourage home ownership for low income people as defined per HUD Regulations. We also have counseling provided by the Community Housing Resource Board. We provide this service as well as many others to our residents such as our Adult Education Program. This gives them the opportunity to obtain their GED or further their educational skills. We participate in the Calcasieu Parish Office of Community Service Commodity Food Distribution Program where we distribute surplus foods from the U.S. Department of Agriculture, such as cheese, rice, butter, dry milk, to those residents who qualify under our guidelines so that we can help them maintain proper nutritional balance in their diets. The Lake Charles Housing Authority is a Political Subdivision of the State of Louisiana, who's mission is to own and manage and provide safe, decent, sanitary housing to low income families.

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A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(*Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004*

The Lake Charles Housing Authority has achieved all of the Goals put in place in 2000 We have expanded our supply of assisted Housing by 144 Units of low rent public housing and disabled housing units under Section 8 Guidelines. We have steadily improved the quality of assisted housing for our residents by Police Patrols, both on foot and by vehicle and by Law Enforcement Officers living on site, rent free to deter vandalism and drug traffic. We have improved our sites with the help of backyard fencing, security lighting and TRASH BASHES each month in each Development. With the help of our Resident Advisory Council we have cleaned up our Developments and made our residents proud of where they live. The LCHA has strived to help residents improve their living environment by our many training programs to help residents realize their potential and self worth. The economic vitality Development wide is on-going. The percentage of employed persons in assisted housing has risen in the past 4 years and hopefully will continue this year. The LCHA has ensured equal opportunity in assisted housing for all applicants of Low Rent Public Housing and Section 8 Housing. The LCHA has in place a successful Home Ownership Program with 10 qualified residents participating in one form or another.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

The Lake Charles Housing Authority has not deviated from its original 5-Year Plan.

b. Significant Amendment or Modification to the Annual Plan

The Lake Charles Housing Authority has reached all of its goals set in 2000 without having to modify or amend the Annual Plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

RESOLUTION NO. 2841

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE LAKE CHARLES HOUSING AUTHORITY APPROVING FINAL DRAFT OF THE PHA ANNUAL PLAN 2003/2004

WHEREAS, the Lake Charles Housing Authority is in compliance with all HUD regulations concerning submission of the Annual Plan, and

WHEREAS, all certifications have been approved and executed by the Chairman of the Board and the Executive Director, and

NOW THEREFORE BE IT RESOLVED, that The Board of Commissioners of the Lake Charles Housing Authority approve submission of the Final Draft of the Annual Plan for PHA fiscal year beginning October 1, 2004, to the Department of Housing Development (HUD).

THUS DONE AND PASSED ON THIS THE 22nd DAY IN April, 2004 AT LAKE CHARLES, LOUISIANA

Margaret M Jackson

Margaret Jackson, Chair
Board of Commissioners
Lake Charles Housing Authority

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a Resolution adopted by the Board of Commissioners of the Lake Charles Housing Authority in Regular Session convened on this the 22nd day in April, 2004 at 12:00 Noon at 800 Bilbo Street, Lake Charles, Louisiana. Held in accordance with the Charter, By-laws, or other governing rules of the Authority at which a quorum was present and voting.

S. Benjamin Taylor, Jr., Secretary

RESOLUTION NO. 2839 d

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE LAKE CHARLES HOUSING AUTHORITY CERTIFYING THAT THIS AUTHORITY IS IN COMPLIANCE WITH THE DRUG FREE WORK PLACE ACT

WHEREAS, According to HUD regulations, the Lake Charles Housing Authority is in compliance with Notice PIH 80-54 dated December 1, 1989, requiring Certification for the Drug Free Workplace Act from Public Housing Agencies receiving Operating Subsidy Funds, and

WHEREAS, 1. The Lake Charles Housing Authority has published a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the PHA's workplace and specifying the actions that will be taken against employees who violate the prohibition, and

WHEREAS, 2. The Lake Charles Housing Authority has established a Drug Free awareness program for its employees, and

WHEREAS, 3. The Lake Charles Housing Authority is requiring each employee involved in the performance of the grant to be given a copy of the Statement described under number one above, and

WHEREAS, 4. The Lake Charles Housing Authority is requiring employees to abide by the terms of the statement under number one above and to notify the Executive Director of any criminal Drug statute conviction for a violation occurring in the Workplace no later than five (5) working days after such conviction, and

WHEREAS, 5. The Lake Charles Housing Authority will notify HUD within ten (10) days after receiving notice of any employee convicted of a violation as described in number four above, and

WHEREAS, 6. The Lake Charles Housing Authority is taking appropriate personnel action within a specified time frame against any employee convicted of a criminal drug stature violation occurring in the workplace (up to and including termination of employment) or requiring satisfactory participation in an approved drug rehabilitation program, and

WHEREAS, the PHA has implemented the six above listed commitments, and

NOW THEREFORE BE IT RESOLVED, that by this Resolution, the Board of commissioners of the Lake Charles Housing Authority is submitting certification for a Drug Free Work Place: HUD Form 50070, all in accordance with HUD Requirements

THUS DONE AND PASSED ON THIS THE 22nd , DAY IN APRIL, 2004, IN LAKE CHARLES, LOUISIANA.

Margaret Jackson, Chair
Board of Commissioners
Lake Charles Housing Authority

I HEREBY CERTIFY, that the above and foregoing is a true and correct copy of a Resolution by the Board of Commissioners of the Lake Charles Housing Authority in Regular Session convened on this the 22nd , day in April, 2004, at 800 Bilbo Street, Lake Charles, Louisiana, 70601, held in accordance with the Charter, by-laws, or other governing rules of the Authority at which a quorum was present and voting.

S. Benjamin Taylor, Jr., Secretary

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

I, Randy Roach the Mayor of the City of Lake Charles, certify that the Five Year and Annual PHA Plan of the Lake Charles Housing Authority is consistent with the Consolidated Plan of Lake Charles, Calcasieu, Louisiana prepared pursuant to 24 CFR Part 91.

Randy Roach April 15, 2004

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

Public Housing Drug Elimination Program 2000, 2001

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

LA4-1,Booker T. Washington Courts
LA4-2, High School Park
LA4-3, Clark Courts
LA4-3a, Jones Manor
LA4-4, Carver Courts
LA4-5, Lloyd Oaks
LA4-6, Golden Arms
LA4-8, Lloyd Oaks Addition
LA4-9, Woodway Park
LA4-10, Meadow Park
LA4-13, Lloyd Oaks Addition 2

Check here [X] if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
S. Benjamin Taylor, Jr.	Executive Director
Signature X	Date 4/22/04

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Streamlined Annual PHA Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 10/03 *, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:*

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
· The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
· Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
· The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
· The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment
and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis -Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
21.The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- x 903.7a Housing Needs
- x 903.7b Eligibility, Selection, and Admissions Policies
- x 903.7c Financial Resources
- x 903.7d Rent Determination Policies
- ___ 903.7h Demolition and Disposition
- x 903.7k Homeownership Programs
- x 903.7r Additional Information
  - x A. Progress in meeting 5-year mission and goals
  - x B. Criteria for substantial deviation and significant amendments
  - x C. Other information requested by HUD
    - x 1. Resident Advisory Board consultation process
    - x 2. Membership of Resident Advisory Board
    - x 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
(iii)The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

LAKE CHARLES HOUSING AUTHORITY
PHA Name

LA004
PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 10/03 - 9/04

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Margaret Jackson	Chair of the Board
Signature x Margaret M Jackson	Date 04/22/04

Certification of Payments to Influence Federal Transactions

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

Applicant Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

Capital Fund 2000, 2001, 2002 and PHDEP

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
S. Benjamin Taylor, Jr.	Executive Director

Signature	Date (mm/dd/yyyy)
	4/22/04

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[ ] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[ ] a. bid/offer/application b. initial award c. post-award	[X] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[ ] Prime [ ] Subawardee Tier _____, *if known*: Lake Charles Housing Authority P.O. Box 1206 Lake Charles, Louisiana 70602 **Congressional District**, *if known*: 7	N/A **Congressional District**, *if known*:
6. Federal Department/Agency: U.S. Dept.Housing & Urban Development	**7. Federal Program Name/Description:** HUD CFDA Number, *if applicable*: N/A
8. Federal Action Number, *if known*: N/A	**9. Award Amount**, *if known*: $ N/A
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): N/A	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.

Signature: [signature]
Print Name: S. Benjamin Taylor, Jr.
Title: Executive Director
Telephone No.: 337 439 4189 Date: 4/22/04

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[ ] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[ ] a. bid/offer/application b. initial award c. post-award	[X] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[ ] Prime [ ] Subawardee Tier _____, *if known*: Lake Charles Housing Authority P.O. Box 1206 Lake Charles, Louisiana 70602 **Congressional District**, *if known*: 7	N/A **Congressional District**, *if known*:
6. Federal Department/Agency: U.S. Dept.Housing & Urban Development	**7. Federal Program Name/Description:** HUD CFDA Number, *if applicable*: N/A
8. Federal Action Number, *if known*: N/A	**9. Award Amount**, *if known*: $ N/A
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): N/A	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.

Signature: _____
Print Name: S. Benjamin Taylor, Jr.
Title: Executive Director
Telephone No.: 337 439 4189 Date: 4/22/04

Federal Use Only:

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Standard Form LLL (Rev. 7-97)

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: After reviewing PHA plan/documents the RAB was in total agreement with all components.

b. In what manner did the PHA address those comments? (select all that apply)

X Considered comments, but determined that no changes to the PHA Plan were necessary With the agreement of the Resident Advisory Council.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:
ALYCE MURPHY

Method of Selection:

X Appointment Residents make selection of three and present these names to the Mayor for appointment

The term of appointment is (include the date term expires): 8/08/08

X Election by Residents (if checked, complete next section--Description of Resident Election Process)

RANDY ROACH
MAYOR

CITY OF LAKE CHARLES

326 Pujo St. • P.O. Box 900
Lake Charles, LA 70602-0900
(337)491-1523 • FAX (337)491-1488

RECEIVED
AUG 21 2003
LAKE CHARLES HOUSING AUTHORITY

LEGAL DEPARTMENT

August 15, 2003

Ms. Alyce F. Murphy
2403 Anita Drive
Lake Charles, LA 70601

Re: Appointment to the Housing Authority Board of the City of Lake Charles

Dear Ms. Murphy:

It is my pleasure to confirm your appointment to the Housing Authority Board of the City of Lake Charles. Your term will commence August 5, 2003 and will expire August 5, 2008.

Enclosed are your Certificate of Membership and Special Commission Card along with the Code of Governmental Ethics for your reference.

It is imperative that you take the oath of office pursuant to La. R.S. 42:141 by August 29, 2003. Furthermore, the oath must be recorded in the Office of the Secretary of State and recorded with the Calcasieu Parish Clerk of Court pursuant to La. R.S. 42:162. The recordation, in both offices must be done within one month after the oath is administered. The administering of the oath and the parish recordation requirement can be accomplished at the Calcasieu Parish Clerk of Court's Office. Finally, the Calcasieu Parish Clerk of Court will deposit your oath for recordation with Office of the Secretary of State as required by statute. **Please request a copy of your completed oath from the Clerk of Court's Office so that you may send it back to the Mayor's Office in the enclosed self-addressed envelope for our records.**

Thank you for agreeing to perform this very valuable service to your community. I am confident that you will carry out your duties with energy, commitment, and dedication. The future of our City is dependent upon the willingness of our citizens to work with united purpose and vision.

With best regards,

Sincerely Yours,

Randy

RANDY ROACH
Mayor, City of Lake Charles

RR:lab
Enclosures
cc: Ben Taylor

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

Date of next term expiration of a governing board member: 12/31/03

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position**): Randy Roach Mayor of the City of Lake Charles**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

The Lake Charles Housing Authority's statement of consistency with the Consolidated Plan is proven by its High Performer status and resident satisfaction survey's as well as the certification by the Mayor of the City of Lake Charles, Mr. Randy Roach, stating that we are in compliance with all components of the

Consolidated Plan.

Consolidated Plan jurisdiction: (provide name here)
LAKE CHARLES, LOUISIANA
a. 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):

X The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
☐ Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

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

10. Project-Based Voucher Program

a. X Yes ☐ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:
X Low utilization rate for vouchers due to lack of suitable rental units
X Access to neighborhoods outside of high poverty areas
☐ Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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**	**Related Plan Component**
YES	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.*	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
YES	Fair Housing Documentation Supporting Fair Housing Certifications: 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 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.	5 Year and Annual Plans
YES	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the method for setting public housing flat rents. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
YES	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
YES	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
YES	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
YES	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
YES	Any policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
YES	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
YES	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
YES	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
YES	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
YES	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
YES	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
YES	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
YES	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	Pet Policy
YES	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: LAKE CHARLES HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: LA00401 Replacement Housing Factor Grant No:	Federal FY of Grant:

x**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	$180,000			
4	1410 Administration				
5	1411 Audit	$ 2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 90,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	$114,000			
10	1460 Dwelling Structures	1,062,000			
11	1465.1 Dwelling Equipment—Nonexpendable	80,000			
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	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,528,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: LA00401 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Management & Improvements	1408	835.	180,000				
	AUDIT	1411		2,000				
	DWELLING EQUIPMENT	1465.1		80,000				
	A & E Fees	1450		90,000				
LA4-1,Booker T. Washington Cts.	Site, sidewalks,	1450	100 lf	2,000				
LA4-2 High School Park	Site, sidewalks	1450	100 lf	2,000				
LA4-3a Carver Ct.	Site, sidewalks	1450	250 lf	5,000				
LA4-4 Carver Courts	Electrical upgrade Site off-street parking	1450	88 Units 88 Units	120,000 80,000				
LA4-5 Lloyd Oaks	Electrical Renovations	1460	150 Units	905,000				
LA4-6 Golden Arms	Site drainage	1450	350 lf	5,000				
LA4-8 Lloyd Oaks Addition	Site drainage	1450	100 lf	5,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: LA00401 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LA4-9 Woodway Park	Exterior Painting	146 0	50 Unit	37,000				
LA4-10 Meadow Park	Site drainage	145 0	150 lf	5,000				
LA4-13 Lloyd Oaks Addition 2	Site drainage	145 0	250 lf	5,000				

13. Capital Fund Program Five-Year Action Plan

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

PHA Name: LAKE CHARLES HOUSING AUTHORITYI	**Grant Type and Number** Capital Fund Program No: LA00401 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/05			9/30/06			
LA4-1	9/30/05			9/30/06			
LA4-2	9/30/05			9/30/06			
LA4-3a	9/30/05			9/30/06			
LA4-4	9/30/05			9/30/06			
LA4-5	9/30/05			9/30/06			
LA4-6	9/30/05			9/30/06			
LA4-8	9/30/05			9/30/06			
LA4-9	9/30/05			9/30/06			
LA4-10	9/30/05			9/30/06			
LA4-13	9/30/05			9/30/06			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part I: Summary**					
PHA Name LAKE CHARLES HOUSING AUTHORITY				**XOriginal 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2001 PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007
	Annual Statement				
HA WIDE		280,000.00	280,000.00	280,000.00	280,000.00
LA4-1			235,000.00	179,700.00	
LA4-2			168,000.00	144,000.00	
LA4-3A			329,000.00		405,000.00
LA4-4			264,000.00		176,000.00
LA4-5		457,000.00			411,000.00
LA4-6		430,800.00			
LA4-8			204,000.00	102,000.00	
LA4-9				165,000.00	135,000.00
LA4-10 LA4-13		294,200.00		387,500.00	
CFP Funds Listed for 5-year planning		$1,462,000.00	$1,408,000.00	$1,258,700.00	$1,407,000.00
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :____ FFY Grant: PHA FY:			Activities for Year: ___ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	HA WIDE	Management Improvements	280,000.00	HA WIDE	Management Improvement	2,80,000.00
Annual	LA4-5 Lloyd Oaks	Replace soffits Paint exterior	270,000.00 187,000.00	LA4-1, BTWC LA4-2, HSP	Central A/C Central A/C	235,000.00 168,000.00
Statement				LA4-3a, CC	Re-roofing	164,000.00
	LA4-6 Golden Arms	Replace Skylights Replace roof Paint exterior Central A/C	30,000.00 246,000.00 80,000.00 74,800.00	LA4-4, CC LA4-8, LOA	Electrical Up-grade Exterior Painting Central A/C Central A/C	120,000.00 45,000.00 264,000.00 204,000.00
	LA4-13	Replace Floor Tile Bathrooms Central A/C	140,000.00 84,000.00 70,000.00			

13. Capital Fund Program Five-Year Action Plan

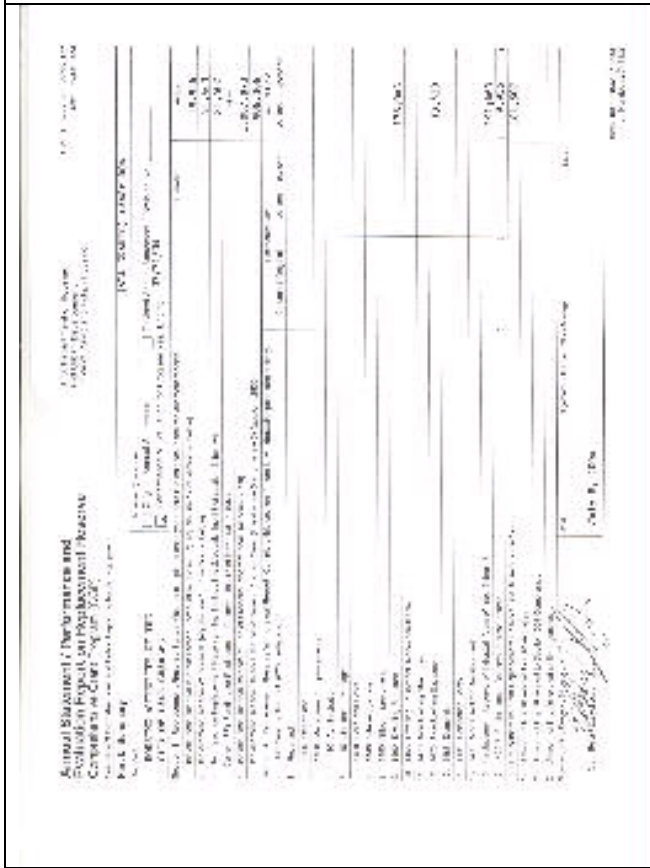
Total CFP Estimated Cost			$1,462,000.00			$1,480,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

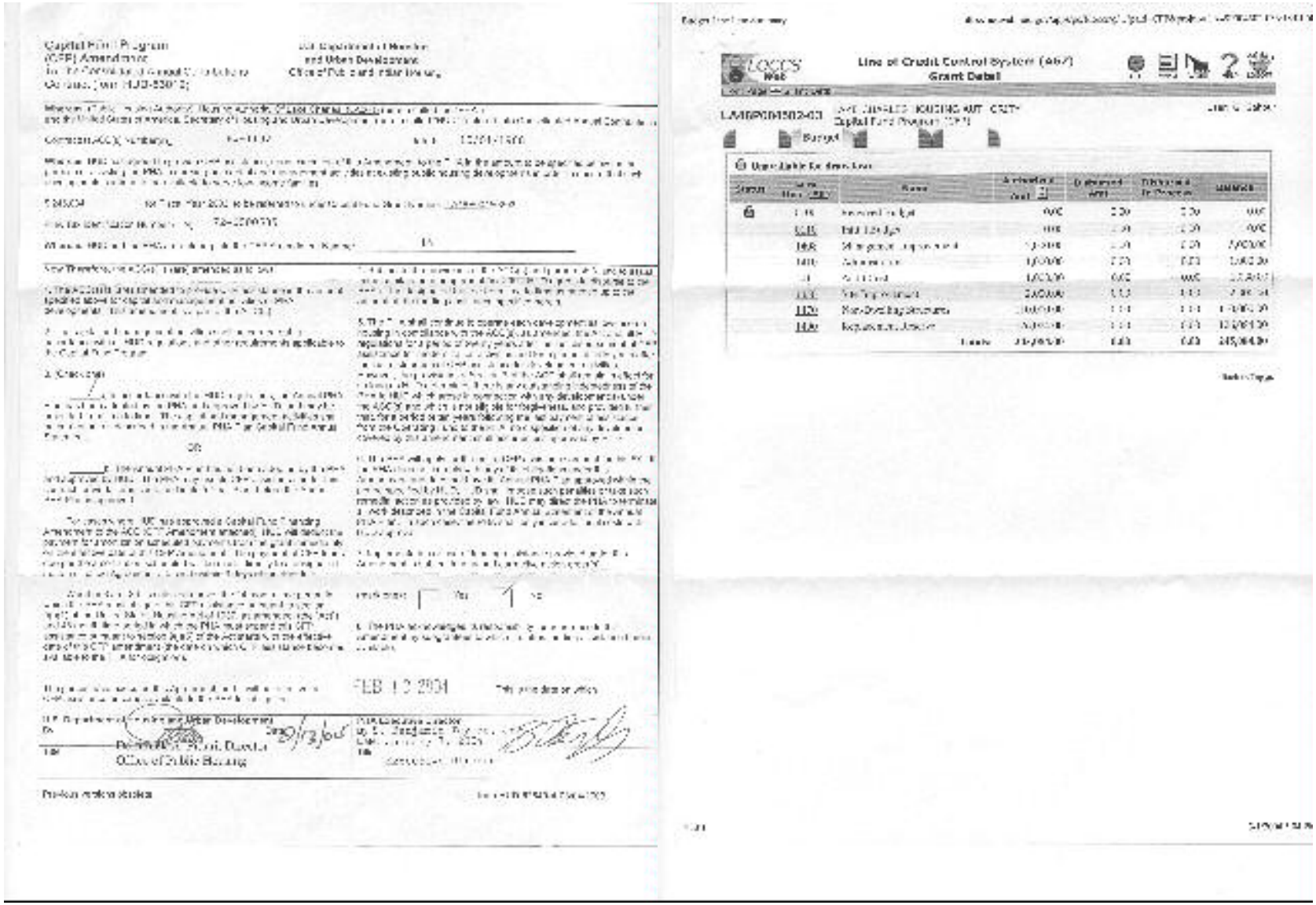
Activities for Year :____ FFY Grant: PHA FY:			Activities for Year: ___ FFY Grant: PHA FY:		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA Wide	Mgmnt Improvements	$280,000.00	HA Wide	Mgmnt Improvements	$280,000.00
LA4-1, BTWC	Exterior Painting Off Street Parking	103,000.00 76,700.00	LA4-3a, CC LA4-4 CC	Central A/C Exterior Painting	405,000.00 176,000.00
LA4-2, HSP	Exterior Painting Off-Street Parking	88,500.00 56,000.00	LA4-5, LO LA4-9, WP	Central A/C Central A/C	411,000.00 135,000.00
LA4-8, LOA	Exterior Painting	102,000.00			
LA4-9, WP	Replace Floor Tile	165,000.00			
LA4-10, MP	Replace Floor Tile Central A/C	185,000.00 202,000.00			

13. Capital Fund Program Five-Year Action Plan

13. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost	$1,462,000.00			$1,407,000.00
				

13. Capital Fund Program Five-Year Action Plan



13. Capital Fund Program Five-Year Action Plan

Capital Fund Program
(CFP) Amendment
To the Consolidated Annual Contributions
Contract (Form HUD-53012)

U.S. Department of Housing
and Urban Development

ORIGINAL

U.S. Department of Housing and Urban Development

HAR 3 0 2004

Mr. S. Lawrence Taylor, Sr.
Executive Director
Lake Charles Housing Authority
P. O. Box 1313
Lake Charles, LA 70602

Dear Mr. Taylor:

SUBJECT: FY 2003 Capital Fund Program (CFP)
Amendment to Annual Contributions Contract (ACC)
Grant No. LA43P004502-03

I have to inform you that the Housing Authority (HA) of the Lake Charles, Program Income in the amount of $245,024 has been approved. Enclosed is a copy of the fully executed ACC Amendment, a copy of the Annual Statement for your information and use. You may access the CFP Amendment on-line at www.hud.gov.

Please be aware that the Original End-Date (OED) of this grant is February 12, 2006, and the Revised-End-Date (RED) is February 12, 2008. The Public Housing Director (PHD) or HUD Field Office Director of Housing (FOD) may approve requests for extensions of the OED or RED. Only in exceptional circumstances may the PHD or FOD approve requests for extensions beyond the RED. Requests for extensions must be made in writing and be received at least 30 days before the OED or RED. Requests for extensions must be made in accordance with the Quality Housing and Work Responsibility Act (QHWRA). Consequently, the HA will be held to the CFP budget. HUD has satisfied all the environmental requirements for the CFP Period.

If you have any questions, please contact Facilities Management Specialist Vanessa Thomas at (214) 319-2[illegible], ext. 1064 in Dallas, Texas 75201.

Sincerely,

Donald A. Pettit, Director
Office of Public Housing

Enclosures

13. Capital Fund Program Five-Year Action Plan

13. Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
New Orleans Field Office
Lake Carlos Building
[illegible]

OCT 15 2003

Mr. [illegible]
Executive Director
Lake Charles Housing Authority
P.O. Box [illegible]
Lake Charles, [illegible]

Dear Mr. Taylor:

SUBJECT: FY 2003 Capital Fund Program (CFP)
Amendment to the Annual Contribution Contract (ACC)
Grant No. LA39P001501-03

[illegible] you that the Housing Authority's (PHA) Capital Fund Program (CFP) has been approved. Enclosed is a copy of the [illegible] ACC as well as a copy of the Annual Statement [illegible]

The authorized CFP budget amount of $1,229,[illegible] is posted in LOCCS according your PHA plan submitted. Please be aware that the Obligation and Expenditure Dates (OED) [illegible] 2003. [illegible] Office and PHAs may not extend OED's or PED's. Only the Secretary of HUD [illegible] waiver authority [illegible] Quality and Work Responsibility Act (QWRA).

You may check in LOCCS to determine if the 2003 CFP funds are available. If you have any questions, please contact [illegible] Management Specialist [illegible]

Sincerely,

Acting Director
Office of Public Housing

[illegible]

LA004V01A
ATTACHEMNT a

CAPITAL FUND TABLE 2004

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: LAKE CHARLES HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies xRevised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	$ 180,000.00			
4	1410 Administration				
5	1411 Audit	$ 2,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 90,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$ 774,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$ 90,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	$ 187,000.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	$1,439,200.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of line 21 Related to Security – Hard Costs				
26	Amount of Line 21 Related to Energy Conservation				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Management Improvements Resident Training	1408	835	180,000.00				
	Audit	1411		2,.000.00				
	Dwelling Equipment Ranges & Refrigerators	1465. 1		90,000.00				
	A & E Fees Replacement Reserves	1430 1490		90,000.00 187,000.00				
LA4-1, BTWC LA4-2, HSP LA4-3, Clark Cts. LA4-4, Carver Cts LA4-5 Lloyd Oak LA4-6, Golden Arms Apartments	Site improvements-Correct drainage Site improvements-Correct drainage Site improvements-Correct drainage Site improvements-Correct drainage Site improvements-Correct drainage Replace Skylights Replace Shingles Paint Exterior Install Central A/C	1450 1450 1450 1450 1450 1460 1460 1460 1460	7 buildings 7 buildings 80 Units	2,000.00 2,000.00 2,000.00 2,000.00 30,000.00 230,000.00 80,000.00 240,000.00				
LA4-8, LOA	Site improvements-Correct drainage	1450		2,000.00				
LA4-9, Woodway	Site improvements-Correct drainage	1450		2,000.00				
LA4-10, Meadow	Site improvements – Correct drainage	1450		2,000.00				
LA4-13, Lloyd Oaks Addition 2	Replace Floor Tile Install marble in bathrooms Install Central A/C	1460 1460 1460	26 Units 26 Units 26 Units	140,000.00 84,000.00 70,200.00				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No:	**Federal FY of Grant:**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/06			9/30/07			
LA4—1	9/30/06			9/30/07			
LA4-2	9/30/06			9/30/07			
LA4-3a	9/30/06			9/30/07			
LA4-4	9/30/06			9/30/07			
LA4-5	9/30/06			9/30/07			
LA4-6	9/30/06			9/30/07			
LA4-8	9/30/06			9/30/07			
LA4-9	9/30/06			9/30/07			
LA4-10	9/30/06			9/30/07			
LA4-13	9/30/06			9/30/07			

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

PHA NameLAKE CHARLES HOUSING AUTHORITY				☐ Original 5-Year Plan ☐ Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year : FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
HA Wide		280,000.00	280,000.00	280,000.00	280,000.00
LA4-1		235,000.00	179,000.00		
LA4-2		168,000.00	144,000.00		
LA4-3a		329,000.00		405,000.00	
LA4-4		264,000.00		176,000.00	
LA4-5				750,000.00	
LA4-6					204,000.00
LA4-8			102,000.00		
LA4-9			165,000.00	135,000.00	
LA4-10 LA4-13					510,000.00
CFP Funds Listed for 5-year planning		$1,276,000.00	$870,000.00	$1,746,000.00	$994,000.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2005 FFY Grant: PHA FY:2005			Activities for Year: 2006 FFY Grant: PHA FY: 2006		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	HA-Wide	Management Improvements	280,000.00	HA-Wide	Mgmt. Improvement	280,000.00
Annual	LA4-1 Booker T. Washington Courts	Central Air	235,000.00	LA4-1, BTWC	Exterior Painting Off Street Parking	103,000.00 76,000.00
Statement	LA4-2, High School Park Homes	Central Air	168,000.00	LA4-2, HSP	Exterior Painting Off Street Parking	88,000.00 56,000.00
	LA4-3a Jones Manor	Replace roof Electrical Upgrade Exterior Painting	164,000.00 120,000.00 45,000.00		Exterior Painting	102,000.00
	LA4-4 , Carver Courts	Central A/C	264,000.00	LA4-9, Woodway Park	Replace Floor Tile	165,000.00
				LA4-10, Meadow Park		
		Total CFP Estimated Cost	$1,276,000.00			$ 871,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 2007 FFY Grant: 2007 PHA FY:			Activities for Year: _2008__ FFY Grant: 2008 PHA FY:		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA-Wide	Mgmnt. Improvements	$280,000.00	HA-Wide	Mgmnt.Improvements	$280,000.00
LA4-3a, CC LA4-4, CC	Central Air Exterior Painting	405,000.00 176,000.00	LA4-8, LOA LA4-10, MP	Central A/C Replace Floor Tile Central A/C	204,000.00 285,000.00 225,000.00
LA4-5, LO	Central A/C	411,000.00			
LA4-9, WP	Central A/C	135,000.00			
	Total CFP Estimated Cost	$1,746,000.00			$ 994,000.00

Annual Statement / Performance and Evaluation Report on Replacement Reserve

Comprehensive Grant Program (CGP)

See page 3 for instructions and Public Reporting burden statement

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

Part I: Summary

(ALL GRANTS) LA48P-004

HA Name
HOUSING AUTHORITY OF THE CITY OF LAKE CHARLES

Submission (mark one)
☐ Original Annual Statement ☐ Revised Annual Statement / Revision No. _____
☒ Performance & Evaluation for Program Year Ending 03/31/04

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)		9,956
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)		191,463
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)		181,507
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)		-0-
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		1,087,873
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		906,366

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.	Estimated Cost		Actual Cost
Summary by Account (6200 subaccount)	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			
9. 1460 Dwelling Structures			178,043
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			13,420
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			191,463
17. 1420.7 Replacement Reserve Interest Income	( )	( )	(9,956)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			181,507
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
S. Ben Taylor, Jr.	July 8, 2004		