

# PHA Plans

## Streamlined Annual Version

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

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

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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 for certain types of 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.

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# Streamlined Annual PHA Plan for Fiscal Year: 2004

## PHA Name: Marksville Housing Authority

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Marksville Housing Authority

**PHA Number:** LA 038

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2004

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units:  
Number of S8 units:

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units: 168

**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:				

**PHA Plan Contact Information:**

Name: Jane Lemoine  
TDD: 318-253-9256

Phone: 318-253-9256  
Email (if available): phamark@bellsouth.net

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

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

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

Main business office of the PHA     PHA development management offices

Other (list below)

## Streamlined Annual PHA Plan

**Fiscal Year 20 04**

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### **A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Performance & Evaluation Reports for CFP 501-01, 501-02 and 501-03 for period ending 12-31-03
- 10. Updated goals and objectives for 5 year plan

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, *Certification for a Drug-Free Workplace;***

**Form HUD-50071, *Certification of Payments to Influence Federal Transactions;*** and

**Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities.***

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. 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 B.

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:

**B. 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 next component.

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)

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  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: 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.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  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:

5.  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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to 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

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?

b. PHA-established eligibility criteria

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

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  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:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: State of Louisiana, Division of Administration, Office of Community Development, P. O. Box 94095, State Capitol Annex, Baton Rouge, LA 70804-9095

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
 Reduction of vacancy rate, modernize public housing, attract or provide supportive services, assure fair housing for all, train staff, counsel residents on home ownership opportunities.
- Other: (list below)

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

The State has issued a Certification indicating that our Agency Plan is in compliance with the Consolidated Plan of the State of Louisiana. This Certification is on file at the PHA's Administrative Office.

**6. Supporting Documents Available for Review for Streamlined 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
X	<i>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;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	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
X	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-	Annual Plan: Housing Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	based waiting lists.	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	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
	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
	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	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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.	
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	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
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Marksville Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03850104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$8,468.00			
3	1408 Management Improvements	\$10,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$18,150.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$232,700.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$9,800.00			
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)	\$279,118.00			
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				

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P03850104 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2004</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P03850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Operations	14 06	1	8,468				
HA-Wide	Management Improvements: Hire Mod Coordinator & Consultant	14 08	1	10,000				
HA-Wide	Fees & Costs: hire A/E to supervise construction	14 30	1	18,150				
LA38-1	Dwelling Structures:	14 60	1	232,700				
	Provide comprehensive MOD to 5 units @ \$25,000 each = 125,000							
	Provide A/C to 24 units @ 4,500 each = 107,700							
HA-Wide	Dwelling Equipment	14 65	14	9,800				
	Purchase 14 refrigerators @ 375 each = 5,250							

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
	Purchase 14 ranges @ 325 each = 4,550							
	TOTAL			279,118				

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Marksville Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: LA48P03850104 Replacement Housing Factor No:			<b>Federal FY of Grant: 2004</b>	
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			

## 7. Capital Fund Program Performance and Evaluation Report

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: LA48P03850101 PHA FY: 2001	FFY Grant: LA48P03850102 PHA FY: 2002	FFY Grant: LA48P03850103 PHA FY: 2003	FFY Grant: LA48P03850104 PHA FY: 2004
<b>HA-Wide</b>	<b>Annual Statement</b>	Operations @ \$14,900 Hire Security Guard or Police Officers @ \$16,500; Hire Clerk @ \$11,000; Hire A/E & Coordinator @ \$26,602 Comprehensive MOD LA 38-8 @ \$262,579 Purchase Appliances @ \$14,697; Renovate Office @ \$7,938; Relocate Tenants @ \$1,159	Operations @ \$22,254; Hire Coordinator @ \$8,480; Hire Clerk @ \$10,000; Hire A/E @ \$23,350; Comprehensive MOD LA 38-1 & 8 @ \$271,962; Purchase Appliances @ \$3,190	Operations @ \$8,468; Hire Coordinator @ \$10,000; Advertise @ \$500; hire A/E @ \$18,150, Comprehensive MOD LA 38-1 & 8 @ \$242,000	Operations @ \$8,468; Hire Coordinator @ \$10,000; Hire A/E @ \$18,150; Comprehensive MOD @ \$232,700; Purchase Appliances @ \$9,800
CFP Funds Listed for 5-year planning		\$355,375	\$339,236	\$279,118	\$279,118

**7. Capital Fund Program Performance and Evaluation Report**

Replacement Housing Factor Funds					
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## 7. Capital Fund Program Performance and Evaluation Report

### ATTACHMENT A

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003		<input type="checkbox"/> Final Performance and Evaluation Report			
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 14,900.00	\$ 14,900.00	\$ 14,900.00	\$ 14,900.00
3	1408 Management Improvements	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
4	1410 Administration	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 26,602.00	\$ 26,602.00	\$ 26,602.00	\$ 26,602.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ .00	\$ .00	\$ .00	\$ .00
10	1460 Dwelling Structures	\$ 262,579.00	\$ 262,579.00	\$ 262,579.00	\$ 259,918.00
11	1465.1 Dwelling Equipment— Nonexpendable	\$ 14,697.00	\$ 14,697.00	\$ 14,697.00	\$ 13,662.00
12	1470 Nondwelling Structures	\$ 7,938.00	\$ 7,938.00	\$ 7,938.00	\$ 7,938.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

**7. Capital Fund Program Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$ 1,159.00	\$ 1,159.00	\$ 1,159.00	\$ 1,159.00	
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	\$355,375.00	\$355,375.00	\$355,375.00	\$351,679.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
26	Collateralization Expense or Debt Service					

\_\_\_\_\_  
Signature of Executive Director

\_\_\_\_\_  
Signature of Field Office Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority			Grant Type and Number Capital Fund Program #: LA48P03850101 Capital Fund Program Replacement Housing Factor #:			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	
HA-Wide	Operations	1406	1	14,900	14,900	14,900	14,900	Completed
	Management Improvements – Hire Security Guard	1408	1	16,500	16,500	16,500	16,500	Completed
	Administration – Hire Clerk	1410	1	11,000	11,000	11,000	11,000	Completed
	Hire A/E, Mod Coordinator	1430	2	26,602	26,602	26,602	26,602	Completed
LA 38-5	Dwelling Structures	1460	1	262,579	262,579	262,579	259,918	In progress
	Carpentry/Roof ext @ 6,000							
	Sheetrock repair @ 10,000							
	Carpentry @59,000							
	Hood/Back splash @1,000							
	Tub surround @ 7,000							
	Doors @ 14,000							
	Windows @ 12,000							
	Security screens/doors @ 11,104							
	Hardware @ 12,000							
	Toilet accessories @ 2,800							
	Fire extinguishers @ 1,875							

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority			Grant Type and Number Capital Fund Program #: LA48P03850101 Capital Fund Program Replacement Housing Factor #:			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	
	Flooring @ 18,000							
	Vinyl siding @ 17,000							
	Painting @ 18,000							
	Plumbing @ 25,000							
	Electrical @ 20,000							
	HVAC @ 23,000							
	Clothesline repairs @ 4,800							
	Purchase Ranges and Refrigerators	1465.1	1	14,697	14,697	14,697	13,662	In progress
	Non-Dwelling Structures: Renovate Office @ \$7,938	1470	1	7,938	7,938	7,938	7,938	Completed
	Relocation of Tenants @ \$1,159	1495	1	1,159	1,159	1,159	1,159	Completed
	Total			355,375	355,375	355,375	351,679	



**7. Capital Fund Program Performance and Evaluation Report**

**ATTACHMENT B**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003		<input type="checkbox"/> Final Performance and Evaluation Report				
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ 22,254.00	\$ 22,254.00	\$ 22,254.00	\$ 22,254.00	
3	1408 Management Improvements	\$ 8,480.00	\$ 8,480.00	\$ 8,480.00	\$ 8,480.00	
4	1410 Administration	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 23,350.00	\$ 23,350.00	\$ 23,350.00	\$ 23,350.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ .00	\$ .00	\$ .00	\$ .00	
10	1460 Dwelling Structures	\$ 271,962.00	\$ 271,962.00	\$271,962.00	\$271,962.00	
11	1465.1 Dwelling Equipment— Nonexpendable	\$ 3,190.00	\$ 3,190.00	\$ 3,190.00	\$ 3,190.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	\$339,236.00	\$339,236.00	\$339,236.00	\$339,236.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
26	Collateralization Expense or Debt Service					

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Signature of Executive Director

\_\_\_\_\_  
Signature of Field Office Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority			Grant Type and Number Capital Fund Program #: LA48P03850102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002		
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	Operations	1406	1	22,254	22,254	22,254	22,254	Completed
	Management Improvements – Hire Coordinator	1408	1	8,480	8,480	8,480	8,480	Completed
	Administration – Hire Clerk	1410	1	10,000	10,000	10,000	10,000	Completed
	Hire A/E	1430	1	23,350	23,350	23,350	23,350	Completed
LA 38-5	Dwelling Structures	1460	1	271,962	271,962	271,962	271,962	Completed
	Carpentry/Roof ext @ 6,008							
	Sheetrock repair @ 10,000							
	Carpentry @59,926							
	Hood/Back splash @1,125							
	Tub surround @ 7,080							
	Doors @ 14,300							
	Windows @ 12,545							
	Security screens/doors @ 11,135							
	Hardware @ 12,000							
	Toilet accessories @ 2,800							
	Fire extinguishers @ 875							

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Marksville Housing Authority			Grant Type and Number Capital Fund Program #: LA48P03850102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
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		
	Flooring @ 18,860								
	Vinyl siding @ 17,774								
	Painting @ 18,775								
	Plumbing @ 29,330								
	Electrical @ 20,000								
	HVAC @ 24,980								
	Clothesline repairs @ 4,449								
	Purchase Ranges and Refrigerators	1465.1	1	3,190	3,190	3,190	3,190	Completed	
	Total			339,236	339,236	339,236	339,236		

**7. Capital Fund Program Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program #: LA48P03850102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	3/31/04		12/31/03	9/30/05		12/31/03	

**7. Capital Fund Program Performance and Evaluation Report**

**ATTACHMENT C**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003		<input type="checkbox"/> Final Performance and Evaluation Report				
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ 8,468.00	\$ 8,468.00	\$ 8,468.00	\$ 8,468.00	
3	1408 Management Improvements	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 706.00	
4	1410 Administration	\$ 500.00	\$ 500.00	\$ .00	\$ .00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 18,150.00	\$ 18,150.00	\$ 18,150.00	\$ 12,251.25	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ .00	\$ .00	\$ .00	\$ .00	
10	1460 Dwelling Structures	\$ 242,000.00	\$ 242,000.00	\$ .00	\$ .00	
11	1465.1 Dwelling Equipment— Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					

## 7. Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: Marksville Housing Authority		Grant Type and Number Capital Fund Program: LA48P03850103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003						
<input type="checkbox"/> Final Performance and Evaluation Report						
Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	\$279,118.00	\$279,118.00	\$ 36,618.00	\$ 21,425.25	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
26	Collateralization Expense or Debt Service					

\_\_\_\_\_  
Signature of Executive Director

\_\_\_\_\_  
Signature of Field Office Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**7. Capital Fund Program Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Marksville Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: LA48P03850103 Capital Fund Program Replacement Housing Factor #:				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	Operations	1406	1	8,468	8,468	8,468	8,468	Completed
	Management Improvements – Hire Coordinator	1408	1	10,000	10,000	10,000	706	In progress
	Administration – Advertise	1410	1	500	500	0	0	
	Hire A/E	1430	1	18,150	18,150	18,150	12,251.25	In progress
LA 38-5	Dwelling Structures	1460	1	242,000	242,000	0	0	
	Security Screens @ 35 units @ \$93,100							
	Screen doors @ 35 units @ \$26,750							
	Central Heat & Air @ 39 units @ \$175,536							
	Total			279,118	279,118	36,618	21,425.25	



**ATTACHMENT D**  
**Summary/Comments of Goals and Objectives**

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies to 2% and maintain a percentage which is equaled to 2% or lower than 2% by 06/30/04: To accomplish this objective, the Marksville Housing Authority will take affirmative steps to insure that units are turned around as quickly as possible. Under “normal” circumstances, we propose to implement a turn around period that would not exceed 16 days. Further, we will expeditiously as possible screen applicants to assure timely admission. Our implementation schedule is as follows:
    - Year 1: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.  
**Progress Report:** The Marksville PHA has met this goal.
    - Year 2: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.  
**Progress Report:** The Marksville PHA has met this goal.
    - Year 3: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.  
**Progress Report:** The Marksville PHA has met this goal.
    - Year 4: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.  
**Progress Report:** The Marksville PHA has met this goal.
    - Year 5: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) by achieving at least a 99.5 by 06/30/04. The Marksville PHA has a current PHAS score of 68.34, which is a standard score. To accomplish this objective, the Marksville Housing Authority will strictly enforce all policies governing management and maintenance including assuring timely unit turn around and reduce the number of vacancies, assure timely inspections of dwelling units and systems, assure timely response to work orders, assure timely response to resident requested services which will increase customer satisfaction, and assure sound financial management. We proposes our target scores to be as follows:

Baseline (current score): 68.34

Year 1: Achieve a score of 74.57

**Progress Report:** At the time of submission the MHA has a PHAS score of 61.3

Physical	17.6
Financial	18.6
Management	21.6
Resident	3.5

Year 2: Achieve a score of 80.80

**Progress Report:** At the time of submission the MHA’s PHAS Scores was not ready for public review. Therefore, the status of this goal is inconclusive.

Physical	
Financial	
Management	
Resident	

Year 3: Achieve a score of 87.03

**Progress Report:** At the time of submission the MHA’s PHAS Score was 91 and was designated a High Performer.

Physical	24
Financial	29
Management	29
Resident	9

Year 4: Achieve a score of 93.26

**Progress Report:** At the time of submission the MHA’s PHAS Score was 84 and was designated a Standard Performer.

Physical	22
Financial	26
Management	27
Resident	9

Year 5: Achieve a score of 99.5

- 
- 

Improve voucher management: (SEMAP score)

Increase customer satisfaction to 100% of program participants by improving response time to requests for services by 06/30/04: To accomplish this objective the Marksville Housing Authority will emphasize customer satisfaction as a top priority. Response time will be improved in areas of work orders for routine, non-routine and emergency calls, application taking, resident requested services, and PHA generated services. Our implementation schedule is proposed as follows:

Year 1: Achieve 80% customer satisfaction.

**Progress Report:** At the time of submission, the MHA has not met this goal. It has attained a 3.5 Resident Score.

Year 2: Achieve 85% customer satisfaction.

**Progress Report:** At the time of submission, the MHA's PHAS score, including resident satisfaction was not available for public review, therefore the attaining of this goal is inconclusive.

Year 3: Achieve 90% customer satisfaction.

**Progress Report:** At the time of submission, the MHA's PHAS score, was a 9 and the PHA has met this goal.

Year 4: Achieve 95% customer satisfaction.

**Progress Report:** At the time of submission, the MHA's PHAS score, was a 9 and the PHA has met this goal.

Year 5: Achieve 100% customer satisfaction.



Concentrate on efforts to improve specific management functions by 06/30/04: To accomplish this objective the Marksville Housing Authority will assure that staff is adequately trained and possess the necessary skills to perform effectively and efficiently. Such management areas as financial management, Admissions and Continued Occupancy, unit inspections, voucher management, and maintenance service delivery will be scheduled on a regular basis to assure continued quality of services. Our implementation schedule is as follows:

Year 1: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** : At the time of submission, the MHA has met this goal.

Year 3: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** : At the time of submission, the MHA has met this goal.

Year 4: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** : At the time of submission, the MHA has met this goal.

Year 5: Attend at least 4 training sessions rotating staff attendance.



Renovate or modernize public housing by 06/30/04: To accomplish this objective, the Marksville Housing Authority had a comprehensive needs assessment conducted which revealed that several units are still in need of comprehensive modernization. Therefore, over the next five years the Marksville PHA proposes a renovation schedule as follows:

Year 1: Provide comprehensive modernization of 17 units at LA 38-06

**Progress Report:** At the time of submission, the MHA has begun the required work under this program and has met this goal.

Year 2: Provide comprehensive modernization of 17 units at LA 38-08.  
**Progress Report:** Tat the time of submission, the MHA has completed the Plans and Specifications, and is in the process of letting bids on this project.

Year 3: Provide comprehensive modernization of 5 units at LA 38-08 and comprehensive modernization of 12 units at LA 38-01.  
**Progress Report:** At the time of submission, the MHA has completed the Plans and Specifications, and is in the process of letting bids on this project.

Year 4: Provide comprehensive modernization of 16 units at LA 38-01.  
**Progress Report:** Tat the time of submission, the MHA has completed the Plans and Specifications, and is in the process of letting bids on this project.

Year 5: Provide Replace water and sewer lines at LA 38-01, Provide drainage improvements at LA 38-02, and Provide comprehensive modernization of 4 units at LA 38-01.

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling to participating families:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs by providing homeownership counseling to at least 100% of families in possession by 06/30/04: To accomplish this objective, the Marksville Housing Authority will link with a non-profit organization providing home ownership counseling to families. Topics will include but will not be limited to:
  1. Preparing for home ownership - advantages versus disadvantages, affordability, examining credit reports
  2. Shopping for a home - deciding new versus old, finding the right house, negotiating the purchase, submitting the offer, terms of the contract, conducting an appraisal, home inspection
  3. Obtaining a mortgage - shopping for a loan, the mortgage checklist, applying for a loan, loan processing
  4. Loan closing - preparing for closing, the actual closing documents
  5. Life as a home owner - settling in, maintenance, financial management, tax planning, home equity, re-financing, pre-paying the mortgage

We propose to implement as follows:

Year 1: Counsel 20% of Low Rent families on the waiting list and in possession

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Counsel 20% of Low Rent families on the waiting list and in possession

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: Counsel 20% of Low Rent families on the waiting list and in possession

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: Counsel 20% of Low Rent families on the waiting list and in possession

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: Counsel 20% of Low Rent families on the waiting list and in possession

- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing at least 15 higher income public housing households into lower income developments by 06/30/04: To accomplish this objective, the Marksville Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower/extremely-low income families in higher-income properties. Based on analysis, the Marksville Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Marksville Housing Authority intends to increase the number of working families over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is as follows:  
Year 1: House at least 3 higher income families in lower income communities and at least 3 lower income families in higher income communities.

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: House at least 3 higher income families in lower income communities and at least 3 lower income families in higher income communities.

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: House at least 3 higher income families in lower income communities and at least 3 lower income families in higher income communities.

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: House at least 3 higher income families in lower income communities and at least 3 lower income families in higher income communities.

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: House at least 3 higher income families in lower income communities and at least 3 lower income families in higher income communities.

- Implement measures to promote income mixing in public housing by assuring access for at least 15 lower income families into higher income developments by 06/30/04: To accomplish this objective, the Marksville Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower-income families in higher-income properties. Based on analysis, the Marksville Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Marksville Housing Authority intends to increase the number of working families to at least 15 over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is same as above.
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families by at least 15 by 06/30/04: To accomplish this objective, the Marksville Housing Authority will take affirmative measures to assist those interested in working the opportunity to work. A combination of

incentives will be implemented including ceiling rents, working preferences, improved collaboration with business partners in our community. We will identify and utilize resources to assist residents seek and obtain meaningful employment. Once employed, we will treat their income in compliance with section 12(d) of the U.S. Housing Act. Our implementation is as follows:

Year 1: Assist at least 3 residents to become employed

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Assist an additional 3 residents to become employed

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: Assist an additional 3 residents to become employed

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: Assist an additional 3 residents to become employed

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: Assist an additional 3 residents to become employed  
Provide or attract supportive services to at least 15 assisted families to improve assistance recipients' employability by 06/30/04: To accomplish this objective, the Marksville Housing Authority will take affirmative measures to attract supportive services for those interested in employability. We will link with transportation providers, day care providers, health care providers, and social services agencies in an effort to provide the needed supportive services for job maintenance. Our implementation schedule is as follows:

Year 1: Assist at least 3 residents to acquire supportive services

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Assist an additional 3 residents to acquire supportive services

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: Assist an additional 3 residents to acquire supportive services

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: Assist an additional 3 residents to acquire supportive services

**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: Assist an additional 3 residents to acquire supportive services  
Provide or attract supportive services to increase independence for at least 15 elderly families and/or families with disabilities by 06/30/04. To accomplish this objective, the Marksville Housing Authority will take affirmative measures to attract supportive services for the elderly and those with disabilities. We will link with transportation providers, meals programs, health care providers, and social services agencies in an effort to provide the needed supportive services. Our implementation schedule is as follows:

Year 1: Assist at least 3 residents to acquire supportive services  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: Assist an additional 3 residents to acquire supportive services  
Other: (list below)

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

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

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability for 100% of families in possession and 100% of families on the waiting list by 06/30/04: To accomplish this objective, the Marksville Housing Authority will implement the following:

Post in conspicuous places such as bulletin boards, churches, grocery stores, department stores, civic and other organizations, aspects of equal opportunity and fair housing as provided by the MHA, distribute flyers about fair housing provided by our PHA, provide copies of fair housing literature to persons on the waiting list as well as those in possession, provide counseling to landlords about fair housing. Our implementation schedule is as follows:

Year 1: Distribute at least 50 flyers regarding fair housing  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 2: Distribute at least 50 flyers regarding fair housing  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 3: Distribute at least 50 flyers regarding fair housing  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 4: Distribute at least 50 flyers regarding fair housing  
**Progress Report:** At the time of submission, the MHA has met this goal.

Year 5: Distribute at least 50 flyers regarding fair housing  
Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability :

- Undertake affirmative measures to ensure accessible housing to 100% of persons with all varieties of disabilities regardless of unit size required by 06/30/04: To accomplish this objective the Marksville Housing Authority will take affirmative steps to assure that persons with disabilities have access to housing. This will be accomplished by assuring that a minimum of 5% of our low rent units are in compliance with Section 504 of the American Disabilities Act, that where possible, units are equipped with devices for the visually and hearing impaired, and insuring that the office is equipped for accessibility, and pathways to the office provide a direct path for easy access.
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

## ATTACNMENT E – FOLLOW-UP PLAN FY 2002

<b>SURVEY SECTION</b>	<b>SCORE</b>	<b>NATIONAL AVERAGE</b>	<b>COMPLETION DATE</b>	<b>FUNDING SORUCES</b>
Neighborhood Appearance	74%	75%	03/31/2002	Operating Budget & CFP

### **NEIGHBORHOOD APPEARANCE**

1. In order to assure that our neighborhood appearance is properly addressed, the Marksville Housing Authority has worked vigorously to obligate and expend its Capital and Operating Funds. Through our Maintenance Department, our PHA has developed a Work Order Response System where Routine and Emergency Work Orders are handled timely. Further, all vacancies, which require routine turn around are addressed in the most expeditious manner possible. Those vacant units needing comprehensive modernization are scheduled through our Capital Fund Program for modernization.
2. Trash is picked up daily and graffiti is removed when reported.
3. Our PHA has an extermination contract to rid all pests from our units.
4. Finally, we are allowing tenants who perform Community Service to help beautify the areas by picking up trash, litter and help keet the PHA neat.