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

Donaldsonville Housing Authority
Internet Submittal of PHA Agency Plan

Small PHA Plan Update

Annual Plan for Fiscal Year: 2004

Submission of: **FY 2001 Capital Fund Program**
Performance and Evaluation Report for Period Ending 06/30/03

FY 2002 Capital Fund Program
Performance and Evaluation Report for Period Ending 06/30/03

FY 2003 Capital Fund Program
Performance and Evaluation Report for Period Ending 06/30/03

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Donaldsonville Housing Authority

PHA Number: LA 043

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Plan Contact Information:

Name: Ruth W. Franklin, Exec. Director
Phone: 225/473-9486
TDD: The DHA uses the Louisiana Relay Service
Email (if available): authority@eatel.net

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ 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)

PHA Programs Administered:

☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents Page #

Annual Plan

i. Table of Contents 1
ii. Executive Summary (optional) 2
1. Description of Policy and Program Changes for the Upcoming Fiscal Year 3
2. Capital Improvement Needs 4
3. Demolition and Disposition 4
4. Homeownership: Voucher Homeownership Program 5
5. Crime and Safety: PHDEP Plan 6
6. Other Information:
   A. Resident Advisory Board Consultation Process 6
   B. Statement of Consistency with Consolidated Plan 7
   C. Criteria for Substantial Deviations and Significant Amendments 7

Attachments

☒ Attachment "A" : Supporting Documents Available for Review 8
☒ Attachment "B" : Capital Fund Program Annual Statement 11
☒ Attachment "C" : Capital Fund Program 5-Year Action Plan 12
☐ Attachment __: Capital Fund Program Replacement Housing Factor Ann. Statement
☒ Attachment "D" : Resident Membership on PHA Board or Governing Body 13
☒ Attachment "E" : Membership of Resident Advisory Board or Boards 14
☐ Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
☒ Attachment "F": Voluntary Conversion Initial Assessment 15
☒ Attachment "G" : Deconcentration and Income Mixing 16
☒ Other (List below, providing each attachment name)
☒ Attachment "H" : DHA Waiting List for 2004 Annual Plan 17
☒ Attachment "I": Performance and Evaluation Report – FY 2001 Capital Fund Program [File name: la043i01] [Excel] 18
☒ Attachment "J": Performance and Evaluation Report – FY 2002 Capital Fund Program [File name: la043j01] [Excel] 19
☒ Attachment "K": Performance and Evaluation Report – FY 2003 Capital Fund Program [File name: la043k01] [Excel] 20
☒ Attachment "L": Follow Up Plan – 2004; Resident Assessment –Communication 21
☒ Attachment "M": Community Service Requirement 22
☒ Attachment "N": DHA financial Resources 23

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]
At PHA option, provide a brief overview of the information in the Annual Plan

The DHA has two housing developments, LA 43-1 and LA 43-2, comprising a total of 160 apartments. Both developments are in close proximity to one another forming a close-knit neighborhood. In an effort to improve the physical conditions of its units the HA will continue to participate in the Capital Fund Program, which has been of benefit in improving the living conditions for the residents. The DHA also continues to allocate an amount of its capital funding programs for after school tutoring and other resident enrichment programs, and the continuation of an allocation for an on-site security patrol from the Sheriffs Office to enhance the security at both sites.

One physical problem that will be addressed in the coming year will be the removal of three buildings that are a safety hazard as a result of street flooding during heavy rains. A meeting was held with the HUD Engineer to discuss that situation and the appropriate documentation for removal of these units which are unlivable and vacant. It is anticipated that the units will be demolished because it is not feasible to modify the drainage in any way. Also, the DHA has awarded a contract for the repair on the exterior storage buildings that was scheduled in the FY 2002 CFP, along with the replacement of water lines in some of the units. That work is ongoing.

A primary goal of the DHA is to provide and maintain quality affordable housing in a professional and fiscally prudent manner free from discrimination, and in specific compliance with a FH&EO corrective plan that has been instituted. The 2004 Annual Plan continues the previous efforts in this area with that primary goal in mind. The provisions that were formulated to achieve that and other objectives will continue, and the housing authority is working to comply with the requirements. The DHA has adopted revisions to its Admissions and Occupancy Policy (ACOP) which does not allow for "Freedom of Choice" and which ensures that there is no practice of "steering" residents to one site or another. The DHA uses these provisions to achieve compliance with the FH&EO corrective plan.

The situation of over/under-housed residents in the housing authority's developments continues to be a priority issue. The DHA continues to follow its plan to identify and appropriately house all residents, including where reasonable the relocation of existing residents to apartments that are appropriate for their family size. Notwithstanding however, this plan to address the over/under-housed situation will not counteract any achievements made to balance the occupancy of the authority's two developments.

Donaldsonville is the Parish Seat of Ascension Parish. An analysis of the current DHA waiting list indicates that over 82% of the 134 applicants are extremely low income families (at or below 30% AMI), which is a 2% increase from last year. Almost 13% of applicants are from low-income families, and families with children now comprise over 81% of the applicants, again which is an increase of 6% over the previous year for the second year in a row. Of major significance however, with respect to the effort to achieve continued improvements to balance occupancy, the percentage of white families on the waiting list over the past year stayed the same at a mere 3%; down from years past.

On October 14, 2002, The Donaldsonville Housing Authority (DHA) held a duly advertised public hearing on the 2004 ANNUAL PLAN after the required notification time and explained the plan to those in attendance.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

During the FY 2003 Annual Plan Year the Donaldsonville Housing Authority (DHA) has taken measured steps to continue to accomplish the goals and objectives that were established in the 5-year Plan. As stated in part in the Executive Summary above, a primary goal of the DHA is to provide quality affordable housing that is free from discrimination, and in specific compliance with a FH&EO corrective plan that was adopted. Because of a "Freedom of Choice" policy in the past, the Housing Authority over many years developed an imbalance in its site occupancy.

The DHA modified its preference policy in the area of Admissions and Occupancy and reinstituted the Community Service Requirement. Other than preference for elderly and disabled families, the DHA will use date and time as the criteria for selection from the waiting list. A primary focus of the DHA in 2004 with its Annual Plan will be to continue to balance occupancy with new occupants as well as relocation of over housed families when reasonable. Specifically the DHA will maintain a community wide comprehensive waiting list in a format that will allow the agency to track and monitor its efforts in housing to achieve balance and appropriate sized occupancy. The Admissions and Occupancy Policy (ACOP) provides for Tenant Selection and Assignment in a manner that does not allow for "Freedom of Choice" and ensures that there is no "steering" of residents to one site or another. The policy allows the DHA to designate and assign the next "ranking rentable unit" to the next "ranking applicant family" of appropriate size, that is to say that those families that need a zero or one-bedroom apartment will skip over two and three-bedroom applicants that may be ahead on the list, if a zero or one-bedroom unit is the next "ranking rentable unit". Families will be provided housing without regard to race, choice, or some other discriminatory factor. It is specifically stated that where necessary the DHA will use these provisions to promote and achieve compliance with the FH&EO corrective plan. Preference in occupancy is given to elderly and disabled families only.

To address the over/under-housed issue the DHA will continue to implement a relocation policy whereby the most recent residents will be relocated first in an effort to correct the inequities. Counseling will be provided when needed to ensure that hardships are not incurred by families that are relocated for this reason. This plan however, to address the over/under-housed situation will not counteract any achievements made to balance the occupancy of the authority's two developments.

And a final initiative for the DHA during the FY 2004 Annual Plan Year will be to continue the assertive marketing plan developed in 2001 in an effort to encourage more white and upper income families to apply for housing. This effort will again be through newspaper and other media where rental listings are normally found.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? $ 234,250 (Estimate)

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as

Attachment "C" [File name: la043c01] [Microsoft Excel]

(2) Capital Fund Program Annual Statement

The Capital Fund Program 2004 Annual Statement is provided as

Attachment "B" [File name: la043b01] [Microsoft Excel]

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: LA 43-2 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: 2 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Relocation resources (select all that apply) None Required – Units are Hazard from street flooding and Vacant ☐ Section 8 for units ☐ Public housing for units ☐ Preference for admission to other public housing or section 8 ☐ Other housing for units (describe below)
8. Timeline for activity: Unknown at this time a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. ☐ 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. 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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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

☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan N/A

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? $ _____

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment ____

The PHA will allocate funds from its Capital Fund to establish a security patrol by the Sheriff Dept for extra patrols by off duty police officers.

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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

2. If yes, the comments are attached at Attachment (File name)

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

☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.

☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Louisiana

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

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation 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:

Substantial Deviation from the 5-year Plan is defined by the Donaldsonville Housing Authority as any substantial modification to the goals and objectives in the then current Plan.

B. Significant Amendment or Modification to the Annual Plan:

A Significant Amendments or Modifications to the Annual Plan are defined by the Donaldsonville Housing Authority as:

* Changes to rent, admissions policies, or organization of the waiting list;
* Additions of non-emergency work items that are not listed in the 5-year Action Plan, or changes in use of replacement reserve funds under the Capital Fund;
* Changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities,

Required Attachment "A" : Supporting Documents Available for Review

Donaldsonville Housing Authority

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**
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	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
XX	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 in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing ☐ 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
XX	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
XX	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
XX	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
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
XX	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 required policies governing any Section 8 special housing types ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	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
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
	Policies governing any Section 8 Homeownership program (section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation 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
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.	Annual Plan: Safety and Crime Prevention
XX	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
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
XX	Deconcentration and Income Mixing	Annual Plan: Attachment "G"
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment "B" : FY 2004 Capital Fund Program Annual Statement

Donaldsonville Housing Authority

This Attachment Submitted as a Separate File Named: la043b01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment "C" : FY 2004 Capital Fund Program 5-Year Action Plan

Donaldsonville Housing Authority

This Attachment Submitted as a Separate File Named: la043c01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment "D": Resident Member on the PHA Governing Board

Donaldsonville Housing Authority

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Myrtle Madison

B. How was the resident board member selected: (select one)?

☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 8/25/2002 – 8/25/2007

2. A. 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):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment "E": Membership of the Resident Advisory Board
Donaldsonville Housing Authority

List members of the Resident Advisory Board: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Trycee Henderson
Brenda Johnson
Elizabeth Jarvis
Myrtle Madison
Chantey Suel

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Required Attachment "F": Voluntary Conversion Initial Assessment

Donaldsonville Housing Authority

A. How many of the PHA's developments are subject to the Required Initial Assessments?

The Donaldsonville Housing Authority has both of its developments subject to the Required Initial Assessments for Voluntary Conversion.

LA 43-1	60 Units
LA 43-2	100 Units

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions?

None of the developments of the Donaldsonville Housing Authority are exempt from the Required Initial Assessments for Voluntary Conversion.

C. How many Assessments were conducted for the PHA's covered developments?

One Assessment was conducted for each of the DHA's covered developments.

It was determined for each of the DHA's developments that due to the extreme shortage of affordable rental housing in the Donaldsonville area, conversion of any of its units would adversely affect the availability of affordable housing in the community.

D. Identify PHA developments that may be appropriate for conversion based on the Required initial Assessments:

None

HUD 50075
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Required Attachment "G": Deconcentration and Income Mixing

Donaldsonville Housing Authority

Deconcentration and Income Mixing

a. ☒ Yes ☐ 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 as follows:

None

HUD 50075
OMB Approval No: 2577-0226
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Attachment "H": DHA Public Housing Waiting List

Donaldsonville Housing Authority

The housing needs of the families on the PHA's waiting list is indicated below:

Housing Needs of Families on the Waiting List
2004 Annual Plan

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ 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	134		13
Extremely low income <=30% AMI	111	82.8%	
Very low income (>30% but <=50% AMI)	17	12.7%	
Low income (>50% but <80% AMI)	6	4.5%	
Families with children	108	80.6%	
Elderly families	36	26.9%	
Families with Disabilities	10	7.5%	
White	4	3.0%	
Black	130	97.0%	
Hispanic	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	26	19.4%	
2 BR	49	36.6%	
3 BR	43	32.1%	
4 BR	15	11.2%	
5 BR	1	0.7%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

HUD 50075
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Attachment "I" :
Donaldsonville Housing Authority

FY 2001 Capital Fund Program
Performance and Evaluation Report
Period Ending 06/30/03

This Attachment Submitted as a Separate File Named: la043i01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

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Attachment "J" :
Donaldsonville Housing Authority

FY 2002 Capital Fund Program
Performance and Evaluation Report
Period Ending 06/30/03

This Attachment Submitted as a Separate File Named: la043j01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment "K :
Donaldsonville Housing Authority

FY 2003 Capital Fund Program
Performance and Evaluation Report
Period Ending 06/30/03

This Attachment Submitted as a Separate File Named: la043k01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment "L" : **Follow Up Plan – 2004**
Donaldsonville Housing Authority **Resident Assessment – Communication**

The Donaldsonville Housing Authority (DHA) has will continue with its Follow-Up Plan to address the need for improved communication between the Housing Authority Administration and the residents as required by the results of the resident assessment survey. In 2001, the national average for Communication is 75% and the Donaldsonville Housing Authority had a score of score of 74%. That has improved and will continue to improve.

The plan includes the following:

1. The initial step of the plan was to evaluate the PHA's survey section results by question in an effort to identify the areas where residents consider communication to be unsatisfactory. That has been completed and the DHA scored below the national average on three questions, and those three primary areas have been identified. They are relative to information about maintenance and repair activities, information about rules of the lease, and support by management for the resident organization.

2. In the first quarter of the New Year the Exec Director hosted a meeting of the resident advisory committee and the leaders of the resident's organization to review the survey questions and the general issue of communication between management and the residents. This meeting had a two-fold purpose, the first being to ensure that the residents understand the meaning of the questions asked on the survey, and to get input of specific areas where the residents believe that the PHA did not provide adequate information or support for their activities. The second purpose was to develop a short and long-range plan to improve communication between the administration and residents.

a) The first element of the plan was to establish convenient meeting times to hold periodic resident meetings to inform and advise residents of ongoing activities.

b) It was proposed that the plan include means to inform the residents of activities relative to maintenance and repair and with specific regard to utility shut off and modernization activities. The DHA currently holds periodic resident meetings that are well attended and it will endeavor to determine why these meetings have not been satisfactory for the residents to obtain the maintenance and repair information, and in particular the modernization activities as those activities are gone over in great detail at the meetings.

c) The plan included a plan to set aside time at meetings to explain any questions that residents had about the provisions of the lease.

d) The plan established regularly scheduled meetings between the resident organization and the Exec Director to improve communications and to provide opportunity for the Exec Director to express support for the ongoing activities of the resident organization.

3. The Follow Up Plan will be evaluated on a semi-annual basis to measure progress of the plan and the possible need for adjustment or modification of the activities decided upon. It is expected that the Communication score for DHA will exceed 85%.

HUD 50075
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Attachment "M": Community Service Requirement

Donaldsonville Housing Authority

1. General

In Compliance with the 1998 Quality Housing and Work Reform Act, the Donaldsonville Housing Authority (BHA) has modified its Admission and Continued Occupancy Policy and reinstituted the section which includes the statutory provisions of the Community Service Requirements (CSR) that state that in order to be eligible for continued occupancy, each adult family member must either (1) be employed, (2) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (3) participate in an economic self-sufficiency program unless they are exempt from this requirement.

2. Effective Date and Lease Approval

As of July 1, 2003, the above described Community Service Requirement (CSR) will be reinstated, and twelve months after that date, or starting on July 1, 2004, the Donaldsonville Housing Authority (BHA) will not renew the lease of any non-exempt family that is not in compliance with the Community Service Requirement or approved Agreement to Cure.

3. Family Requirements

When required to contribute community service, it is the residents' responsibility to find a place to serve the hours of community service, and to provide documentation that the service was performed. The housing authority has canvassed its rent rolls to determine which of its existing resident families that the HA believes has one or more members who fall under the CSR. Those persons that are responsible to participate in the CSR program are asked to come into the office to have the requirements explained to them and to provide them with the reporting form. Newly admitted families have the program explained to them at orientation. Those residents that fall into the CSR category may be assigned to one staff member to track their progress in meeting their responsibilities.

4. Participation and Reporting Requirements

Areas that have been identified as acceptable for CSR service include but are not limited to those listed on the attached sheet. If a resident cannot find an opportunity to volunteer with one of the approved agencies, then the residents will be assigned to work at one of the HA's resident programs on a volunteer basis. Programs that the BHA conducts that can accommodate a limited number of volunteers are listed on the attached sheet.

Those persons that are responsible to participate in the CSR program are asked to come into the office to have the requirements explained to them and to provide them with the reporting form. The CSR resident family must bring in the completed form on a monthly basis and present the form at the time of payment of rent. If the HA has a reason to question the truthfulness of the information provided on the form it will take steps to confirm the information.

5. Families not in Compliance

The BHA will notify any family found to be in noncompliance of the CSR program:

1) That they are in non-compliance with their CSR Requirements,

2) That the determination is subject to the grievance procedure; and

3) That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment "N": DHA Financial Resources

Donaldsonville Housing Authority

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2003 grants)**		
a) Public Housing Operating Fund	209,658	
b) Public Housing Capital Fund	234,922	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e)		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h)		
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	60,520	
3. Public Housing Dwelling Rental Income	258,710	Public Housing Operations
4. Other income (list below)		
Investment Income	9,670	Public Housing Operations
Other Income	8,500	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	781,980	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part I: Summary

Attachment "B"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50104**	**2004**

_X_ Original Annual Stateme ____ Reserve for Disasters/Emergencies _____ Revised Annual Statement (Revision Number ____)

_____ Performance & 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-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	36,000.00			
	Management Improvements Hard Costs	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	30,500.00			
8	1440 Acquisition	0.00			
9	1450 Site Improvement	3,000.00			
10	1460 Dwelling Structures	140,750.00			
11	1465.1 Dwelling Equipment - Nonexpendable	6,000.00			
12	1470 Nondwelling Structures	15,000.00			
13	1475 Nondwelling Equipment	1,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	2,000.00			
18	1498 Development Activities	0.00			
19	Collateralization Expenses or debt Service	0.00			
20	1502 Contingency (May not exceed 8% of line 20)	0.00			
21	**Amount of Annual Grant (Sum of Lines 2 - 19)**	**234,250.00**			
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	20,000.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			

Signature of Executive Director and Date

OCTOBER 14, 2003

RUTH W. FRANKLIN

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form **HUD-52837** ()

ref Hndbook 7485.3

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50104**	**2004**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1450 SITE IMPROVEMENTS							
LA 43-1, 2	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY			3,000				
		1450		3,000				
	1460 DWELLING IMPROV							
43-1, 2	REPLACE EXT SCRN DOORS			10,000				
	MODIFY KITCHEN CABINETS			20,250				
	REHABILITATE BATHS (10 UNITS)			20,000				
	REHABILITATE KITCHENS (10 UNITS)			22,500				
	REPLACE FLOORING (10 UNITS)			18,000				
	INTERIOR PAINTING (10 UNITS)			20,000				
	SUB TOTAL			110,750				
43-2	DEMOLITION OF FLOOD DAMAGED APARTMENTS			30,000				
	SUB TOTAL			30,000				
	TOTAL DWELL IMPRV	**1460**		140,750				
	1470 NON-DWELLING STRUCTURES	**1470**						
	STORAGE BLDG F0R EQUIP AND MATERIALS			15,000				
		PAGE TOTAL		18,000				

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50104**	**2004**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1406 OPERATIONS			0				
PHA WIDE	**1408 MANAGEMENT IMPROVEMENTS**							
	STAFF/RESIDENT TRAINING			2,000				
	MAINT TRAINING			1,500				
	TUTOR PROGRAM			7,500				
	POLICE SECURITY PATROL			20,000				
	PREVENTIVE MAINTENANCE PROGRAM			2,500				
	FAMILY TRAINING PRG			1,000				
	SUB TOTAL SOFT COSTS			34,500				
	COMPUTER/OFFICE EQUIP			1,500				
	SUB TOTAL HARD COSTS			1,500				
	TOTAL MGMT IMPROVEMENTS	**1408**		36,000				
	1430 FEES AND COSTS							
	A. A/E FEES			14,000				
	B. CFP GRANT ADMIN CONSULTANT			10,400				
	C. CFP ANNUAL STATEMENT			2,000				
	D. AGENCY PLAN			2,000				
	E. ACCOUN TING			1,800				
	F. ADV/RECORDATION/MISC COSTS			300				
		1430		30,500				
	1465 DWELLING EQUIP							
	APPLIANCES (8 SETS)	**1465**		6,000				
	1475 NON-DWELLING EQUIPMENT							
	MAINT EQUIP			1,000				
				0				
		1475		1,000				
	1495 RELOCATION							
		1495		2,000				
	1502 CONTINGENCY							
	A. PROGRAM CONTINGENCY	**1502**		0				
		PAGE TOTAL		73,500	0			

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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ref Hndbook 7485.3

Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50104**	**2004**

Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	12/31/06			12/31/07			
LA 43-2	12/31/06			12/31/07			
							Obligated - Expended target dates assume funds will be available on 1/1/04
PHA WIDE	12/31/06			12/31/07			

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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ref Hndbook 7485.3

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

Attachment "C"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

DONALDSONVILLE HA 2004

HA Name: **DONALDSONVILLE HOUSING AUTHORITY**	Locality: (City/County & State) DONALDSONVILLE, ASCENSION, LOUISIANA	Original X Revision No. _____

A. DEVELOPMENT NUMBER/NAME	Work Statement For Year 1 FFY: 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FFY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FFY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FFY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FFY: 2008
LA 43-1		96,500	96,500	44,500	68,500
LA 43-2		52,500	52,500	102,500	67,500
HA-WIDE DWELLING EQUIPMENT		6,000	6,000	6,000	6,000
HA-WIDE NON DWELLING STRUCT & EQUIPMENT		3,000	3,000	9,500	18,500
HA-WIDE MANAGEMENT IMPROV. AND OTHER		75,000	75,000	75,000	75,000
B. CFP FUNDS LISTED FOR 5-YEAR PLANNING	**Annual Statement**	**233,000**	**233,000**	**237,500**	**235,500**
C. REPLACEMENT HOUSING FACTOR FUNDS					

Signature of Executive Director and Date

October 14, 2003

RUTH W. FRANKLIN

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form **HUD-52834** ()
ref Handbook 7485.3

Capital Fund Program (CFP) Five-Year Action Plan
Part II: Supporting Pages
Work Activities

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

DONALDSONVILLE HA 2004

Activities For Year 1 FFY: 2004	Activites for Year 2 FFY Grant: 2005 - PHA FY: 2005			Activites for Year 3 FFY Grant: 2006 - PHA FY: 2006	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	LA 43-1			**LA 43-1**	
		1450 SITEWORK			**1450 SITEWORK**
See		SITE GRADING	2,500		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY
		1460 PHYSICAL IMPROV			**1460 PHYSICAL IMPROV**
Annual		REPLACE EXT SCRN DOORS	12,000		REPLACE EXT SCRN DOORS
		REHABILITATE BATHS	20,000		REHABILITATE BATHS
Statement		REHABILITATE KITCHENS	22,000		REHABILITATE KITCHENS
		REPLACE FLOORING	20,000		REPLACE FLOORING
		INTERIOR PAINTING	20,000		INTERIOR PAINTING
		1460 SUB TOTAL	94,000		1460 SUB TOTAL
		TOTAL FOR LA 43-1	96,500		TOTAL FOR LA 43-1
	LA 43-2			**LA 43-2**	
		1450 SITEWORK			**1450 SITEWORK**
		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY	2,500		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY
		1460 PHYSICAL IMPROV			**1460 PHYSICAL IMPROV**
		R00F REPLACEMENT	50,000		R00F REPLACEMENT
		1460 SUB TOTAL	50,000		1460 SUB TOTAL
		TOTAL FOR LA 43-2	52,500		TOTAL FOR LA 43-2
	PHA Wide	**NON DWELLING BUILDINGS AND EQUIP**		**PHA Wide**	**NON DWELLING BUILDINGS AND EQUIP**
		MAINT SHOP EQUIP	2,500		MAINT SHOP EQUIP
		LAWN EQUIP	500		LAWN EQUIP
			3,000		
		Subtotal of Estimated Cost	**$78,000**		Subtotal of Estimated Cost

form **HUD-52834** (
ref Handbook 7485

Capital Fund Program (CFP) Five-Year Action Plan
Part II: Supporting Pages
Work Activities

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

DONALDSONVILLE HA 2004

Estimated Cost	Activities For Year 1 FFY: 2004	Activites for Year 4 FFY Grant: 2007 - PHA FY: 2007 Development Name/Number	Major Work Categories	Estimated Cost	Activites for Year 5 FFY Grant: 2008 - PHA FY: 2008 Development Name/Number	Major Work Categories
		LA 43-1			**LA 43-1**	
			1450 SITEWORK			**1450 SITEWORK**
2,500	**See**		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY	2,500		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY
			1460 PHYSICAL IMPROV			**1460 PHYSICAL IMPROV**
12,000	**Annual**		REHABILITATE BATHS	10,000		REHABILITATE BATHS
20,000			REHABILITATE KITCHENS	12,000		REHABILITATE KITCHENS
22,000	**Statement**		REPLACE FLOORING	10,000		REPLACE FLOORING
20,000			INTERIOR PAINTING	10,000		INTERIOR PAINTING
20,000			1460 SUB TOTAL	42,000		1460 SUB TOTAL
94,000						
96,500			TOTAL FOR LA 43-1	44,500		TOTAL FOR LA 43-1
		LA 43-2			**LA 43-2**	
			1450 SITEWORK			**1450 SITEWORK**
			REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY	2,500		REPAIR/REPLACE SIDEWALKS FOR VISITIBILITY
2,500						
			1460 PHYSICAL IMPROV			**1460 PHYSICAL IMPROV**
			R00F REPLACEMENT	100,000		INTERIOR PAINTING
50,000						
			1460 SUB TOTAL	100,000		1460 SUB TOTAL
50,000						
			TOTAL FOR LA 43-2	102,500		TOTAL FOR LA 43-2
52,500						
					PHA Wide	
		PHA Wide	**NON DWELLING BUILDINGS AND EQUIP**			**NON DWELLING BUILDINGS AND EQUIP**
2,500			MAINT SHOP EQUIP	8,500		MAINT VEHICLE
500			LAWN EQUIP	1,000		LAWN EQUIP
3,000				9,500		
$3,000			Subtotal of Estimated Cost	**$112,000**		Subtotal of Estimated Cost

Capital Fund Program (CFP) Five-Year Action Plan
Part III: Supporting Pages
Management Improvement Activities

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing **DONALDSONVI**

Estimated Cost	Activities For Year 1 FFY: 2004	Activites for Year 2 FFY Grant: 2005 - PHA FY: 2005 Development Name/Number	Major Categories	Estimated Cost	Activites for Year 3 FFY Grant: 2006 - PHA FY: 200 Development Name/Number	Major Categories
		PHA Wide	**MANAGEMENT IMPROVEMENTS**		**PHA Wide**	**MANAGEMENT IMPROVEMENTS**
2,500	**See**		STAFF/RESIDENT TRAINING	2,000		STAFF/RESIDENT TRAINING
			MAINT TRAINING	1,000		MAINT TRAINING
			TUTOR PROGRAM	6,500		TUTOR PROGRAM
16,000			POLICE SECURITY PATROL	24,000		POLICE SECURITY PATROL
18,000	**Statement**		PREVENTIVE MAINTENANCE PROGRAM	2,500		PREVENTIVE MAINTENANCE PROGRAM
16,000			FAMILY TRAINING PRG	1,000		FAMILY TRAINING PRG
16,000			SUB TOTAL SOFT COSTS	37,000		SUB TOT
66,000			COMPUTER/OFFICE EQUIP	3,000		COMPUTER/OFFICE EQUIP
			SUB TOTAL HARD COSTS	3,000		SUB TOT
			TOTAL MGMT IMPROVEMENTS	40,000		TOTAL MGMT IMPROVEMENTS
68,500						
2,500						
65,000						
65,000						
67,500						
18,000						
500						
18,500						
$86,000			Subtotal of Estimated Cost	**$40,000**		Subtotal of Estim

10/96)
5.3

Capital Fund Program (CFP) Five-Year Action Plan
Part III: Supporting Pages
Management Improvement Activities

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

ILLE HA 2004

6		Activities For Year 1	Activites for Year 4 FFY Grant: 2007 - PHA FY: 2007			Activites f FFY Grant: 2008	
	Estimated Cost	FFY: 2004	Development Name/Number	Major Categories	Estimated Cost	Development Name/Number	Major Cat
			PHA Wide	**MANAGEMENT IMPROVEMENTS**		**PHA Wide**	**MANAGEMENT IMPROVEMENTS**
	2,000	**See**		STAFF/RESIDENT TRAINING	2,000		STAFF/RESIDENT TRAINING
	1,000			MAINT TRAINING	1,000		MAINT TRAINING
	6,500			TUTOR PROGRAM	6,500		TUTOR PROGRAM
	24,000			POLICE SECURITY PATROL	24,000		POLICE SECURITY PATROL
	2,500	**Statement**		PREVENTIVE MAINTENANCE PROGRAM	2,500		PREVENTIVE MAINTENANCE PROG
	1,000			FAMILY TRAINING PRG	1,000		FAMILY TRAINING PRG
TAL SOFT COSTS	37,000			SUB TOTAL SOFT COSTS	37,000		
	3,000			COMPUTER/OFFICE EQUIP	3,000		COMPUTER/OFFICE EQUIP
TAL HARD COSTS	3,000			SUB TOTAL HARD COSTS	3,000		
	40,000			TOTAL MGMT IMPROVEMENTS	40,000		TOTAL MGMT IMP
nated Cost	**$40,000**			Subtotal of Estimated Cost	**$40,000**		

form **HUD-52834** (10/96)
ref Handbook 7485.3

DONALDSONVILLE HA 2004

for Year 5

- PHA FY: 2008

egories	Estimated Cost
	2,000
	1,000
	6,500
	24,000
GRAM	2,500
	1,000
SUB TOTAL SOFT COSTS	37,000
	3,000
SUB TOTAL HARD COSTS	3,000
PROVEMENTS	40,000
Subtotal of Estimated Cost	**$40,000**

form **HUD-52834** (10/96)
ref Handbook 7485.3

Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part I: Summary

Attachment "I"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50101**	**2001**

___ Original Annual Statement ____ Reserve for Disasters/Emergencies ____ Revised Annual Statement (Revision Number ____) **BUD REV #1**

_**X**__ Performance & Evaluation Report for Program Year Ending **_06/30/03_** ____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	37,691.50		37,691.50	21,235.55
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	40,702.00		40,000.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	15,000.00		15,000.00	0.00
10	1460 Dwelling Structures	185,625.00		185,625.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	20,618.55		20,618.55	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	1,041.95		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	1501 Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	**Amount of Annual Grant (Sum of Lines 2 - 19)**	**300,679.00**		**298,935.05**	**21,235.55**
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date

OCTOBER 14, 2003

RUTH W. FRANKLIN, EXEC DIRECTOR

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing **DONALDSONVILLE HA 2001 CFP**

HA Name:	Capital Fund Grant Number	FFY of Grant Approval	
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50101**	**2001**	BUD REV #1

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1450 SITE IMPROVEMENTS							
LA 43-1	REPLACE SIDEWALKS, IMPROVE FOR VISITABILITY	1450		8,000.00				
LA 43-2	PARKING APRON, IMPROVE WALKS FOR VISITABILITY			7,000.00				
		1450		15,000.00		15,000.00		
	1460 DWELLING IMPROV							
43-1	REPLACE WINDOWS	1460						
	WINDOW SECURITY SCREENS							
	REPLACE WATER HEATERS							
	REPAIR STO ROOMS			60,000.00				
	SUBTOTAL			60,000.00				
43-2	REPLACE WINDOWS	1460		0.00				
	WINDOW SECURITY SCREENS			0.00				
	INTERIOR PAINTING			0.00				
	REPLACE SCRN DOORS			35,625.00				
	REPAIR STO ROOMS							
	REPLACE WATER PIPING			90,000.00				
	SUBTOTAL			125,625.00				
	TOTAL 1460	**1460**		185,625.00		185,625.00		
	1470 NON-DWELLING STRUCTURES	**1470**		0				
		PAGE TOTAL		200,625	0	200,625.00	0.00	

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form **HUD-52837** ()

ref Hndbook 7485.3

Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing **DONALDSONVILLE HA 2001 CFP**

HA Name: **DONALDSONVILLE HOUSING AUTHORITY**	Capital Fund Grant Number **LA48P 043 50101**	FFY of Grant Approval **2001**	BUD REV #1

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1406 OPERATIONS			0				
PHA WIDE	**1408 MANAGEMENT IMPROVEMENTS**							
	STAFF/RESIDENT TRAINING			0.00				
	MAINT TRAINING			1,150.00				
	TUTOR PROGRAM			2,112.00				
	POLICE SECURITY PATROL			34,429.50				
	FAMILY TRAINING PRG			0.00				
	SUB TOTAL SOFT COSTS			37,691.50		37,691.50	21,235.55	
	SUB TOTAL HARD COSTS			0.00				
	TOTAL MGMT IMPROVEMENTS	**1408**		37,691.50		37,691.50	21,235.55	
	1430 FEES AND COSTS							
	A. A/E FEES			18,822.00				
	B. CFP GRANT ADMIN CONSULTANT			12,800.00				
	C. CFP ANNUAL STATEMENT			3,000.00				
	D. AGENCY PLAN			1,500.00				
	E. UNIT INSPECTIONS			2,200.00				
	E. ACCOUN TING			2,000.00				
	F. ADV/RECORDATION/MISC COSTS			380.00				
		1430		40,702.00		40,000.00		
	1465 DWELLING EQUIP							
	APPLIANCES	**1465**	20	0.00				
	1475 NON-DWELLING EQUIPMENT							
	SHOP EQUIP			618.55				
	MAINTIENACE TRUCK			20,000.00				
	COMPUTER PRINTER			0.00				
		1475		20,618.55		20,618.55		
	1495 RELOCATION							
		1495		1,041.95				
	1502 CONTINGENCY							
	A. PROGRAM CONTINGENCY	**1502**		0.00				
		PAGE TOTAL		100,054		98,310.05	21,235.55	

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing **DONALDSONVILLE HA 2001 CFP**

HA Name:	Capital Fund Grant Number	FFY of Grant Approval	
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50101**	**2001**	BUD REV #1

Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	09/30/03			09/30/04			
LA 43-2	09/30/03			09/30/04			
PHA WIDE	09/30/03			09/30/04			

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part I: Summary

Attachment "J"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50102**	**2002**

___ Original Annual Statement ____ Reserve for Disasters/Emergencies _____ Revised Annual Statement (Revision Number ____)

_**X**_ Performance & Evaluation Report for Program Year Ending _**06/30/03**_ ____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	36,000.00		9,322.45	0.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	31,880.00		31,000.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	5,000.00		0.00	0.00
10	1460 Dwelling Structures	177,140.00		175,575.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	9,000.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	18,000.00		9,102.55	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	3,500.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	5,000.00		0.00	0.00
21	**Amount of Annual Grant (Sum of Lines 2 - 19)**	**285,520.00**		**225,000.00**	**0.00**
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date

October 14, 2003

RUTH W. FRANKLIN, EXEC DIRECTOR

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form **HUD-52837** ()

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50102**	**2002**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1450 SITE IMPROVEMENTS							
LA 43-1	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY	1450		2,500.00				
LA 43-2	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY			2,500.00				
		1450		5,000.00				
	1460 DWELLING IMPROV							
43-1	REPAIR EXTERIOR STORAGE BLDGS	1460	20	67,000.00				
		1460		67,000.00				
43-2	REPAIR EXTERIOR STORAGE BLDGS	1460	24	80,000.00				
	INTERIOR PAINTING		16	30,140.00				
	SUBTOTAL			110,140.00				
	TOTAL 1460	**1460**		177,140.00		175,575.00		
	1470 NON-DWELLING STRUCTURES	**1470**		0.00				
		PAGE TOTAL		177,140.00		175,575.00	0.00	

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50102**	**2002**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1406 OPERATIONS			0				
PHA WIDE	**1408 MANAGEMENT IMPROVEMENTS**							
	STAFF/RESIDENT TRAINING			2,000.00				
	MAINT TRAINING			1,500.00				
	TUTOR PROGRAM			7,500.00				
	POLICE SECURITY PATROL			20,000.00				
	PREVENTIVE MAINTENANCE PROGRAM			2,500.00				
	FAMILY TRAINING PRG			1,000.00				
	SUB TOTAL SOFT COSTS			34,500.00		9,322.45		
	COMPUTER/OFFICE EQUIP			1,500.00				
	SUB TOTAL HARD COSTS			1,500.00				
	TOTAL MGMT IMPROVEMENTS	**1408**		36,000.00		9,322.45		
	1430 FEES AND COSTS							
	A. A/E FEES			15,000.00				
	B. CFP GRANT ADMIN CONSULTANT			10,500.00				
	C. CFP ANNUAL STATEMENT			2,000.00				
	D. AGENCY PLAN			2,000.00				
	E. ACCOUN TING			2,000.00				
	F. ADV/RECORDATION/MISC COSTS			380.00				
		1430		31,880.00		31,000.00		
	1465 DWELLING EQUIP							
	APPLIANCES	**1465**	12	9,000.00				
	1475 NON-DWELLING EQUIPMENT							
	MAINT TRUCK			18,000.00				
	COMPUTER			0.00				
		1475		18,000.00		9,102.55		
	1495 RELOCATION							
		1495		3,500.00				
	1502 CONTINGENCY							
	A. PROGRAM CONTINGENCY	**1502**		5,000.00				
		PAGE TOTAL		103,380.00	0.00	49,425.00	0.00	

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50102**	**2002**

Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 70-1	06/30/04		06/30/05				
LA 70-2	06/30/04		06/30/05				
PHA WIDE	06/30/04		06/30/05				

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part I: Summary

Attachment "K"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50103**	**2003**

___ Original Annual Statement ____ Reserve for Disasters/Emergencies _____ Revised Annual Statement (Revision Number ____)

_X_ Performance & Evaluation Report for Program Year Ending **06/30/03** ____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	36,000.00		0.00	0.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	30,852.00		0.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	70,000.00		0.00	0.00
10	1460 Dwelling Structures	41,070.00		0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	6,000.00		0.00	0.00
12	1470 Nondwelling Structures	50,000.00		0.00	0.00
13	1475 Nondwelling Equipment	1,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	**Amount of Annual Grant (Sum of Lines 2 - 19)**	**234,922.00**		**0.00**	**0.00**
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date

OCTOBER 14, 2003

RUTH W. FRANKLIN

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50103**	**2003**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1450 SITE IMPROVEMENTS							
LA 43-1	REPAIR/REPLACE SIDEWALKS FOR DRAINAGE + VISITABILI	1450		2,000.00				
LA 43-2	REPLACE STORM DRAINAGE SYSTEM			66,000.00				
LA 43-2	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY			2,000.00				
		1450		70,000.00				
	1460 DWELLING IMPROV							
43-1	REPLACE EXT DOORS/SCRN DOORS	1460		10,800.00				
43-2	INTERIOR PAINTING	1460	16	30,270.00				
	TOTAL 1460	**1460**		41,070.00				
	1470 NON-DWELLING STRUCTURES	**1470**						
	CONSTRUCT 25' X 40' STORAGE BLDG F0R EQUIP AND MATERIALS			50,000.00				
		PAGE TOTAL		161,070.00				

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50103**	**2003**

Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Propose Work
	1406 OPERATIONS			0				
PHA WIDE	**1408 MANAGEMENT IMPROVEMENTS**							
	STAFF/RESIDENT TRAINING			2,000.00				
	MAINT TRAINING			1,500.00				
	TUTOR PROGRAM			7,500.00				
	POLICE SECURITY PATROL			20,000.00				
	PREVENTIVE MAINTENANCE PROGRAM			2,500.00				
	FAMILY TRAINING PRG			1,000.00				
	SUB TOTAL SOFT COSTS			34,500.00				
	COMPUTER/OFFICE EQUIP			1,500.00				
	SUB TOTAL HARD COSTS			1,500.00				
	TOTAL MGMT IMPROVEMENTS	**1408**		36,000.00				
	1430 FEES AND COSTS							
	A. A/E FEES			14,000.00				
	B. CFP GRANT ADMIN CONSULTANT			10,500.00				
	C. CFP ANNUAL STATEMENT			2,000.00				
	D. AGENCY PLAN			2,000.00				
	E. ACCOUN TING			2,000.00				
	F. ADV/RECORDATION/MISC COSTS			352.00				
		1430		30,852.00				
	1465 DWELLING EQUIP							
	APPLIANCES	**1465**	8	6,000.00				
	1475 NON-DWELLING EQUIPMENT							
	MAINT EQUIP			1,000.00				
				0.00				
		1475		1,000.00				
	1495 RELOCATION							
		1495		0.00				
	1502 CONTINGENCY							
	A. PROGRAM CONTINGENCY	**1502**		0.00				
		PAGE TOTAL		73,852.00	0.00			

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Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

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

HA Name:	Capital Fund Grant Number	FFY of Grant Approval
DONALDSONVILLE HOUSING AUTHORITY	**LA48P 043 50103**	**2003**

Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	06/30/05		06/30/06				
LA 43-2	06/30/05		06/30/06				
PHA WIDE	06/30/05		06/30/06				

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