

# PHA Plans

## Streamlined 5-Year/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 to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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# Donaldsonville Housing Authority

## Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

### Streamlined Annual Plan for Fiscal Year 2005

#### Submission of:

**Proposed Annual Statement: FY 2005 Capital Fund Program**

**Proposed 5-Year Action Plan: FY 2006 - FY 2009 Capital Fund Program**

**Performance and Evaluation Reports for Period Ending 06/30/04**

**FY 2001 Capital Fund Program [LA48P 043 50101]**

**FY 2002 Capital Fund Program [LA48P 043 50102]**

**FY 2003-01 Capital Fund Program [LA48P 043 50103]**

**FY 2003-02 Capital Fund Program [LA48P 043 50203]**

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

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Donaldsonville Housing Auth

**PHA Number:** LA 043

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2005

**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:

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

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

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

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

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

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

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

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

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

## PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Donaldsonville Housing Authority is to be the area's affordable housing of choice; to provide and maintain quality affordable housing, a suitable living environment free from discrimination, and to assist residents with supportive services as they strive for self-sufficiency. The Donaldsonville Housing Authority will create and maintain partnerships with its residents and appropriate community agencies to accomplish this mission.

### B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - 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)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

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

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

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - 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:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

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

- 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:
  - 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 persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives that were included in the first 5-Year Plan:**

Other Goals and Objectives developed by the Donaldsonville Housing Authority are designed to accomplish the mission stated above in a professional and fiscally prudent manner as follows:

**Goal One:** Manage the Donaldsonville Housing Authority's housing program in such a manner as to assure the continuance of qualifying as a high performer.

**Objectives:**

The Donaldsonville Housing Authority shall review its waiting list on a quarterly basis to ensure it is of sufficient size so that we may fill vacant units within 15 days of them becoming vacant.

**Goal Two:** The Donaldsonville Housing Authority shall improve access of residents to services that support economic opportunity and quality of life.

**Objectives:**

1. The Donaldsonville Housing Authority shall assist its resident organization in strengthening their organization and developing economic opportunities for residents.
2. Create and maintain partnership with social agencies; non-profits and other associations to improve quality of life skills of residents.
3. Increase resident/community participation in safety and security in the Donaldsonville Housing Authority.

**Goal Three:** The Donaldsonville Housing Authority shall maintain its stock of decent, safe, and sanitary dwelling units.

**Objectives:**

1. Continue to respond to emergencies within twenty-four hours, and expand preventative maintenance program.
2. Pursue and dedicate funding available to modernize housing units.

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

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

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

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

## **Executive Summary (optional)**

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

The 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 of DHA's objectives is to assist its resident organization in organization and development of economic opportunities for residents in part by establishing partnerships with social agencies, non-profits and other associations to improve quality of life skills of residents. To that end the DHA has entered into cooperative agreements with the Community Health Coalition and the Consumer Credit Counselors group to conduct workshops for the residents to address those two important areas. Initial response by residents has been outstanding and the DHA will make every effort to maintain that level of interest.

A physical problem that is anticipated to 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 prior to the previous year's plan to discuss that situation and the appropriate documentation for removal of these units which are unlivable and vacant. An application was submitted and them removed due to confusion over the information required. The application will be resubmitted. It is anticipated that the units will be demolished because it is not feasible to modify the drainage in any way. Also, the DHA had 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 was ongoing until the contractor defaulted. The DHA is presently working with the contractor's bonding company to resolve the matter and the work should resume within 90 days.

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 had been implemented. The 2005 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.

On September 28, 2004, The Donaldsonville Housing Authority (DHA) held a duly advertised public hearing on the 2005 ANNUAL PLAN after the required notification time and explained the plan to those in attendance.

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

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

State the housing needs of the families on the PHA's waiting list.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	166		14
Extremely low income <=30% AMI	143	86.1%	
Very low income (>30% but <=50% AMI)	14	8.4	
Low income (>50% but <80% AMI)	7	4.2	
Families with children	127	76.5	
Elderly families	23	13.9	
Families with Disabilities	16	9.6	
White	4	2.4	
Black	162	97.6	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	37	22.3%	
2 BR	62	37.3	
3 BR	55	33.1	
4 BR	12	7.2	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Donaldsonville is the Parish Seat of Ascension Parish. An analysis of the current DHA waiting list indicates that there has been an increase in applicants on the waiting list of 24% over last year, and there has been a continuing of the previous year's increase of extremely low income families (at or below 30% AMI), which now comprises 86% of the applicants. Just over 8% of applicants are from low-income families which is down from 13% last year, and families with children is now at 76% which is down from 81% from last year, which is a reverse in the trend of the previous two years. 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 continues to decline and has dropped again to 2.4%; down from years past.

The annual turnover rate is just 9% and occupancy is at an all time high so at the present rate it would take the DHA nearly 16 years to house everyone on the waiting list. The DHA seeks to maintain its units in good condition so that any turn around time is minimal.

The DHA has instituted several rental options designed to increase flexibility and encourage movement from welfare to work and expanded employment of the residents. The DHA retains the calculation of rent payment at greater of 30% of adjusted monthly income or 10% of monthly income, and retains the existing ceiling rent policy and amounts as modified for increases. The DHA has also instituted Flat Rents that were established at 60% of the net FMR's (FMR less an allowance for utilities) as published by HUD for the E. Baton Rouge Parish MSA.

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	\$214,813	
b) Public Housing Capital Fund	272,064	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FY 2003-01	136,000	
FY 2003-02	46,800	
<b>3. Public Housing Dwelling Rental Income</b>	265,890	
<b>4. Other income (list below)</b>	6,580	
Investment income	8,500	
Other Income		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$948,665</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (5)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

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

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

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

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

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

##### **(2)Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

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

2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
 If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
 If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) 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 on the following table:

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

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity  
 Other (describe below)

### (2) Waiting List Organization

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

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

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

- PHA main administrative office  
 Other (list below)

### (3) Search Time

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

If yes, state circumstances below:

#### **(4) Admissions Preferences**

##### a. Income targeting

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

##### b. Preferences

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

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

##### Former Federal preferences

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

##### Other preferences (select all that apply)

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

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

Date and Time

##### Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

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

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

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

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

b. Minimum Rent

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

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

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

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: 100% Exclusions

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

**(2) Flat Rents**

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

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

The PHA uses a percentage of the net FMR (Less an allowance for Utilities) published for its jurisdiction.

## B. Section 8 Tenant-Based Assistance

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

### **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program**

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

**See Attachment "B" : FY 2005 Capital Fund Program Annual Statement**  
Donaldsonville Housing Authority

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

### **6. Demolition and Disposition**

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

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

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>LA 43-2</b>
1b. Development (project) number:
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: <b>6</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: <b>Unknown at this time</b> a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

- (1)  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 below:

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

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

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

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

## **9. Additional Information**

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

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

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

During the five years of 2000 – 2004 the Donaldsonville Housing Authority (DHA) has taken measured steps to accomplish the goals and objectives that were established in its initial 5-year Plan. As was stated in the Executive Summary of that plan, a primary goal of the DHA was to provide quality affordable housing that is free from discrimination, and in specific compliance with a FH&EO corrective plan that was being developed at the time. Because of a “Freedom of Choice” policy in the past, the Housing Authority over many years developed a racial imbalance in its site occupancy. The DHA has accomplished that goal and its corrective plan was successful.

The DHA modified and adopted new policies in the area of Admissions and Occupancy, Community Service, and Pets. A primary focus of the DHA was to continue to balance the racial occupancy with new occupants as well as relocation of overhoused families when reasonable. Specifically the DHA maintained a community wide comprehensive waiting list in a format that allowed the agency to track and monitor its efforts in housing to achieve racial balance and appropriate size occupancy. The new 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 new policy will continue to be implemented rigorously and will allow the DHA to designate and assign the next “ranking rentable unit” to the next “ranking applicant family” which are matched without regard to race, choice, or some other discriminatory factor. It is specifically stated in its policies that where necessary the DHA will use these provisions to promote and achieve compliance with the FH&EO corrective plan.

It was also stated in the Exec Summary that a condition exists at DHA where a substantial number of long time residents are overhoused because their children have grown up and moved away. The rent rolls were canvassed and those families were identified along with their household characteristics. Some of the families have been residing at DHA for over forty years and are now elderly. To address the over/under-housed issue the DHA implemented a relocation policy to the extent reasonable whereby the most recent residents were relocated first in an effort to correct the inequities. Counseling was provided when needed to ensure that hardships were not incurred by families that are relocated for this reason. This plan is ongoing and will not counteract any achievements made to balance the racial occupancy of the authority's two developments.

The final initiative for the DHA continues to be the trial of various efforts to market and encourage more white and upper income families to apply for housing.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### **A. Substantial Deviation from the 5-year Plan:**

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,

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

The advisory Board and residents requested that the PHA start air- conditioning its apartments.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments

List changes below:

Modified the 5-Year Action Plan to included a phased plan to start air conditioning units.  
Committed to working g with the advisory Board to develop an equitable method to select which apartments are to be air conditioned first.

Other: (list below)

## (2) Resident Membership on PHA Governing Board

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

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

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Myrtle Madison

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 9/26/02-8/25/07**

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

### Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Donaldsonville Mayor Leroy Sullivan Sr

### (3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

#### Consolidated Plan jurisdiction: State of Louisiana

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

- The PHA has based its statement of needs of families on its waiting list 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)
- Other: (list below)

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

#### (4) (Reserved)

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

### 10. Project-Based Voucher Program

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

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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
	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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	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 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 type="checkbox"/> Check here if included in the public housing A & O Policy.	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**Attachment “A”: Membership of the Resident Advisory Board  
Donaldsonville Housing Authority**

Members of the Donaldsonville Housing Authority Resident Advisory Board:

Brenda Johnson  
Chantey Suel  
Elizabeth Jarvis  
Myrtle Madison  
Trycee Henderson

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

### **Attachment “B” : FY 2005 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.

### **13. Capital Fund Program Five-Year Action Plan**

#### **Attachment “C” : FY 2005 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.

## **Performance and Evaluation Reports**

**Attachment “D” :**  
Donaldsonville Housing Authority

**FY 2001 Capital Fund Program [LA48P 043 500 1]  
Performance and Evaluation Report  
Period Ending 06/30/04**

**This Attachment Submitted as a Separate File Named: la043d01** (Microsoft Excel)

This attachment also submitted in hard copy by mail.

**Attachment “E” :**  
**Donaldsonville Housing Authority**

**FY 2002 Capital Fund Program [LA48P 043 500 2]  
Performance and Evaluation Report  
Period Ending 06/30/04**

**This Attachment Submitted as a Separate File Named: la043e01** (Microsoft Excel)

This attachment also submitted in hard copy by mail.

**Attachment ‘F’ :  
Donaldsonville Housing Authority**

**FY 2003-01 Capital Fund Program [LA48P 043 500 3]  
Performance and Evaluation Report  
Period Ending 06/30/04**

**This Attachment Submitted as a Separate File Named: la043f01** (Microsoft Excel)

This attachment also submitted in hard copy by mail.

**Attachment "G :**  
**Donaldsonville Housing Authority**

**FY 2003-02 Capital Fund Program [LA48P 043 50203]**  
**Performance and Evaluation Report**  
**Period Ending 06/30/04**

**This Attachment Submitted as a Separate File Named: la043g01** (Microsoft Excel)

This attachment also submitted in hard copy by mail.

**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

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>	Capital Fund Grant Number <b>LA48P 043 50105</b>	FFY of Grant Approval <b>2005</b>
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Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (Revision Number  )  
 Performance & Evaluation Report for Period Ending 1/1       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	44,500.00			
	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	33,000.00			
8	1440 Acquisition	0.00			
9	1450 Site Improvement	65,000.00			
10	1460 Dwelling Structures	103,500.00			
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	<b>Amount of Annual Grant (Sum of Lines 2 - 19)</b>	<b>270,000.00</b>			
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	24,000.00			
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  RUTH W. FRANKLIN 9/28/2004	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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50105</b>		FFY of Grant Approval <b>2005</b>		
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	09/30/07		09/30/08					
LA 43-2	09/30/07		09/30/08					
PHA WIDE	09/30/07		09/30/08					
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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**Proposed Five-Year Action Plan  
Part I: Summary**

FY 2006 - FY 2009

**Attachment "C"**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DONALDSONVILLE HA 2005

**Capital Fund Program (CFP)**

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>		Locality: (City/County & State) DONALDSONVILLE, ASCENSION, LOUISIANA		Original <u>  <b>X</b>  </u>	Revision No. <u>      </u>
A. DEVELOPMENT NUMBER/NAME	Work Statement For Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009
GEN SITEWORK		63,500	18,500	7,500	5,000
LA 43-1		10,500	27,500	22,500	22,500
LA 43-2		111,500	140,500	158,000	149,500
SUBTOTAL DWELLING IMPROVEMENTS		185,500	186,500	188,000	177,000
APPLIANCES		5,000	5,000	5,000	5,000
NON-DWELLING EQUIP		1,000	1,000	1,000	20,000
RELOCATION	<b>See</b>	2,500	2,500	2,500	2,500
	<b>Annual</b>				
B. SUBTOTAL	<b>Statement</b>	194,000	195,000	196,500	204,500
C. MANAGEMENT IMPROVEMENTS		40,500	40,500	40,500	40,500
D. HA-WIDE NON DWELLING BUILDINGS		5,000	5,000	5,000	0
E. ADMINISTRATION			0	0	0
F. FEES AND COSTS		36,000	34,000	36,000	34,000
G. OPERATIONS		0	0	0	0
H. DEMOLITION		0	0	0	0
I. REPLACEMENT RESERVE		0	0	0	0
J. MOD USED FOR DEVELOPMENT		0	0	0	0
K. TOTAL CFP FUNDS		275,500	274,500	278,000	279,000
L. TOTAL NON-CFP FUNDS		0	0	0	0
M. GRAND TOTAL		<b>275,500</b>	<b>274,500</b>	<b>278,000</b>	<b>279,000</b>
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		
<p>_____</p> <p>RUTH W. FRANKLIN</p>			<p>_____</p> <p>September 28, 2004</p>		

**Proposed Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)  
Capital Fund Program (CFP)**

OMB Approval No. 2577-0

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

**DONALDSONVILLE HA 2005**

Work Statement FFY: 2005	Activities for Year 2			Activities for Year 3		
	FFY Grant: 2006 - PHA FY: 2006			FFY Grant: 2007 - PHA FY: 2007		
	of Major Work Categories	Quantity	Estimated Cost	of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>PHA WIDE - 1450 SITE IMPROVEMENTS</b>			<b>PHA WIDE - 1450 SITE IMPROVEMENTS</b>		
	REPLACE SIDEWALKS WITH NEW 5' WALKS FOR DRAINAGE AND TO ACCOMMODATE MOTORIZED WHEELCHAIRS	1500 LF	50,000	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY	20	
	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY		5,000	INSTALL CLEANOUTS		
	INSTALL CLEANOUTS	20	6,000	LANDSCAPING/ DIRT FILL		
	LANDSCAPING/ DIRT FILL		2,500	SITEWORK TOTAL		
	SITEWORK TOTAL		63,500			
	<b>LA 43-1 - 1460 PHYSICAL IMPROV</b>			<b>LA 43-1 - 1460 PHYSICAL IMPROV</b>		
	INSTALL CENTRAL A/C UNITS	2	8,000	INSTALL CENTRAL A/C UNITS	6	
	MISC REPAIR FROM REAC INSPECTIONS		2,500	MISC REPAIR FROM REAC INSPECTIONS		
	1460 SUB TOTAL		10,500	1460 SUB TOTAL		
	<b>LA 43-2 - 1460 PHYSICAL IMPROV</b>			<b>LA 43-2 - 1460 PHYSICAL IMPROV</b>		
	INSTALL CENTRAL A/C UNITS	4	16,000	INSTALL CENTRAL A/C UNITS	10	
	REHABILITATE BATHS	10	20,000	REHABILITATE BATHS	10	
	MODIFY CABINETS - REHABILITATE KITCHENS	10	30,000	MODIFY CABINETS - REHABILITATE KITCHENS	10	
	REPLACE FLOORING	10	20,000	REPLACE FLOORING	10	
	INTERIOR PAINTING	10	20,000	INTERIOR PAINTING	10	
	REPLACE KITCHEN HOODS	10	3,000	REPLACE KITCHEN HOODS	10	
	MISC REPAIR FROM REAC INSPECTIONS		2,500	MISC REPAIR FROM REAC INSPECTIONS		
	1460 SUB TOTAL		111,500	1460 SUB TOTAL		
	<b>NON DWELLING BUILDINGS</b>			<b>NON DWELLING BUILDINGS</b>		
COMMUNITY BLDG		5,000	COMMUNITY BLDG			
<b>DWELL EQUIP</b>			<b>DWELL EQUIP</b>			
APPLIANCES		5,000	APPLIANCES			
<b>NON DWELL EQUIP</b>			<b>NON DWELL EQUIP</b>			
LAWN/MAINT SHOP EQUIP		1,000	LAWN/MAINT SHOP EQUIP			
		<b>Col Subtotal of Estimated Cost</b>	<b>\$196,500</b>		<b>Col Subtotal of Estimated Cost</b>	

**Proposed Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)  
Capital Fund Program (CFP)**

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

**DONALDSONVI**

Estimated Cost	Work Statement FFY: 2005	Activities for Year 4 FFY Grant: 2008 - PHA FY: 2008			Activities for Year 5 FFY Grant: 2009 - PHA FY: 2009		
		of Major Work Categories		Quantity	Estimated Cost	of Major Work Categories	
	<b>See Annual Statement</b>	<b>PHA WIDE - 1450 SITE IMPROVEMENTS</b>			<b>PHA WIDE - 1450 SITE IMPROVEMENTS</b>		
10,000		REPAIR/REPLACE SIDEWALKS FOR VISITABILITY		5,000	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY		
6,000		LANDSCAPING/ DIRT FILL		2,500			
2,500							
18,500		SITEWORK TOTAL		7,500	SITEWORK TOTAL		
		<b>LA 43-1 - 1460 PHYSICAL IMPROV</b>			<b>LA 43-1 - 1460 PHYSICAL IMPROV</b>		
25,000		INTERIOR PAINTING	10	20,000	INTERIOR PAINTING		
2,500		MISC REPAIR FROM REAC INSPECTIONS		2,500	MISC REPAIR FROM REAC INSPECTIONS		
27,500		1460 SUB TOTAL		22,500	1460 SUB TOTAL		
		<b>LA 43-2 - 1460 PHYSICAL IMPROV</b>			<b>LA 43-2 - 1460 PHYSICAL IMPROV</b>		
45,000		R00F REPLACEMENT		110,000	R00F REPLACEMENT		
20,000		REHABILITATE BATHS	5	10,000	REHABILITATE BATHS		
30,000		MODIFY CABINETS - REHABILITATE KITCHENS	5	15,000	MODIFY CABINETS - REHABILITATE KITCHENS		
20,000		REPLACE FLOORING	5	10,000	REPLACE FLOORING		
20,000		INTERIOR PAINTING	5	10,000	INTERIOR PAINTING		
3,000		REPLACE KITCHEN HOODS	5	1,500	REPLACE KITCHEN HOODS		
2,500		MISC REPAIR FROM REAC INSPECTIONS		1,500	MISC REPAIR FROM REAC INSPECTIONS		
140,500		1460 SUB TOTAL		158,000	1460 SUB TOTAL		
		<b>NON DWELLING BUILDINGS</b>			<b>NON DWELLING BUILDINGS</b>		
5,000		COMMUNITY BLDG		5,000			
	<b>DWELL EQUIP</b>			<b>DWELL EQUIP</b>			
5,000	APPLIANCES		5,000	APPLIANCES			
	<b>NON DWELL EQUIP</b>			<b>NON DWELL EQUIP</b>			
1,000	LAWN/MAINT SHOP EQUIP		1,000	REPLACE MAINT TRUCK			
<b>\$197,500</b>			<b>Col Subtotal of Estimated Cost</b>	<b>\$199,000</b>		<b>Col Subtotal of</b>	

**Proposed Five-Year Action Plan  
Part III: Supporting Pages  
Management Needs Work Statement(s)  
Capital Fund Program (CFP)**

roval No. 2577-0157 (Exp 7/31/98)

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

ILLE HA 2005

		Work Statement FFY: 2005	Work Statement for Year 2 FFY Grant: 2006 - PHA FY: 2006 of Major Work Categories	Quantity	Estimated Cost	Work Statement FFY Grant: 2007 - of Major Work Categories	
10	5,000	<b>See Statement</b>	<b>MANAGEMENT IMPROVEMENTS</b>			<b>MANAGEMENT IMPROVEMENTS</b>	
			STAFF/RESIDENT TRAINING		2,000	STAFF/RESIDENT TRAINING	
			MAINT TRAINING		1,500	MAINT TRAINING	
	5,000		TUTOR PROGRAM		7,500	TUTOR PROGRAM	
			POLICE SECURITY PATROL		24,000	POLICE SECURITY PATROL	
			FAMILY TRAINING PRG		2,500	FAMILY TRAINING PRG	
				SUB TOTAL SOFT COSTS		37,500	SUB TOTAL
				COMPUTER/OFFICE EQUIP		3,000	COMPUTER/OFFICE EQUIP
				SUB TOTAL HARD COSTS		3,000	SUB TOTAL
			2,500		TOTAL MGMT IMPROVEMENTS		40,500
	22,500						
	55,000						
5	20,000						
5	30,000						
5	20,000						
5	20,000						
5	3,000						
	1,500						
	149,500						
		<b>1430 FEES AND COSTS</b>				<b>1430 FEES AND COSTS</b>	
		A. A/E FEES		17,500		A. A/E FEES	
		B. CFP GRANT REPORTING - MONITORING		10,400		B. CFP GRANT REPORTING - MONITORING	
		C. CFP ANNUAL STATEMENT		2,500		C. CFP ANNUAL STATEMENT	
		D. AGENCY PLAN		1,500		D. AGENCY PLAN	
		E. ACCOUNTING		1,800		E. ACCOUNTING	
	5,000	F. REAC INSPECTION		2,000		F. REAC INSPECTION	
		F. ADV/RECORDATION/MISC COSTS		300		F. ADV/RECORDATION/MISC COSTS	
			TOTAL 1430		36,000		
	20,000						
	<b>\$202,000</b>				<b>\$76,500</b>		

Estimated Cost

Col Subtotal of Estimated Cost



ment

**DONALDSONVILLE HA 2005**

Work Statement for Year 5		
FY Grant: 2009 - PHA FY: 2009		
Categories	Quantity	Estimated Cost
		2,000
		1,500
		7,500
		24,000
		2,500
SUB TOTAL SOFT COSTS		37,500
		3,000
SUB TOTAL HARD COSTS		3,000
PROVEMENTS		40,500
		17,500
ITORING		10,400
		2,500
		1,500
		1,800
FS		300
TOTAL 1430		34,000
Col Subtotal of Estimated Cost		<b>\$74,500</b>

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

**Attachment "D"**

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>	Capital Fund Grant Number <b>LA48P 043 50101</b>	FFY of Grant Approval <b>2001</b>
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (Revision Number ____)	<b>BUD REV #1</b>
<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year Ending <u>06/30/04</u>	<input type="checkbox"/> 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		0.00	
2	1406 Operations	0.00		0.00	
3	1408 Management Improvements Soft Costs	37,691.50		50,181.00	37,691.50
	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	40,623.95		40,623.95	30,244.60
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		171,798.50	161,222.86
11	1465.1 Dwelling Equipment - Nonexpendable	0.00		1,337.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	20,618.55		20,618.55	20,618.55
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	1,120.00		1,120.00	1,120.00
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	<b>Amount of Annual Grant (Sum of Lines 2 - 19)</b>	<b>300,679.00</b>		<b>300,679.00</b>	<b>250,897.51</b>
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  RUTH W. FRANKLIN, EXEC DIRECTOR	August 12, 2004	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 **DONALDSONVILLE HA 2001 CFP**

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50101</b>		FFY of Grant Approval <b>2001</b>	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			
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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50302</b>		FFY of Grant Approval <b>2002</b>		BUD REV 1
Development	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	<b>1406 OPERATIONS</b>			0				
	<b>1408 MANAGEMENT IMPROVEMENTS</b>							
	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		36,000.00	36,000.00	
	COMPUTER/OFFICE EQUIP			1,500.00				
	SUB TOTAL HARD COSTS			1,500.00		0.00	0.00	
	TOTAL MGMT IMPROVEMENTS		<b>1408</b>	36,000.00		36,000.00	36,000.00	
	<b>1430 FEES AND COSTS</b>							
	A. A/E FEES			32,322.00				
	B. CFP GRANT ADMIN CONSULTANT			10,000.00				
	C. CFP ANNUAL STATEMENT			2,500.00				
	D. AGENCY PLAN			1,500.00				
	E. ACCOUN TING			2,000.00				
	F. ADV/RECORDATION/MISC COSTS			0.00		0.00		
			<b>1430</b>	48,322.00		48,322.00	40,772.00	
<b>1465 DWELLING EQUIP</b>								
APPLIANCES		<b>1465</b>	4,543.00		4,543.00			
<b>1475 NON-DWELLING EQUIPMENT</b>								
MAINT TRUCK			18,000.00		18,000.00			
COMPUTER			0.00		0.00			
		<b>1475</b>	18,000.00		18,000.00	7,984.00		
<b>1495 RELOCATION</b>								
		<b>1495</b>	3,080.00		3,080.00	3,080.00		
<b>1502 CONTINGENCY</b>								
A. PROGRAM CONTINGENCY		<b>1502</b>	0.00		0.00			
		<b>PAGE TOTAL</b>	109,945.00		109,945.00	87,836.00		

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

**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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50302</b>		FFY of Grant Approval <b>2002</b>	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 70-1	09/30/04		05/30/04	09/30/05			
LA 70-2	09/30/04		05/30/04	09/30/05			
PHA WIDE	09/30/04		05/30/04	09/30/05			
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			



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

**Attachment "F"**

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>	Capital Fund Grant Number <b>LA48P 043 50103</b>	FFY of Grant Approval <b>2003-01</b>
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Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (Revision Number  )  
 Performance & Evaluation Report for Program Year Ending 06/30/04       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		32,277.36	16,321.36
	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		16,000.00	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		36,393.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	6,000.00		953.00	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	<b>Amount of Annual Grant (Sum of Lines 2 - 19)</b>	<b>234,922.00</b>		<b>85,623.36</b>	<b>16,321.36</b>
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  RUTH W. FRANKLIN August 12, 2004	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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50103</b>		FFY of Grant Approval <b>2003-01</b>		
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					
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				



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

**Attachment "G"**  
**U.S.Department of Housing and Urban Development**  
Office of Public and Indian Housing Report as of 06/30/01

HA Name: <b>DONALDSONVILLE HOUSING AUTHORITY</b>	Capital Fund Grant Number <b>LA48P 043 50203</b>	FFY of Grant Approval <b>2003-02</b>
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Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (Revision Number  )  
 Performance & Evaluation Report for Program Year Ending 06/30/04       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	0.00		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	0.00		0.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	46,819.00		0.00	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	0.00		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	<b>Amount of Annual Grant (Sum of Lines 2 - 19)</b>	<b>46,819.00</b>		<b>0.00</b>	<b>0.00</b>
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  RUTH W. FRANKLIN August 12, 2004	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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50203</b>		FFY of Grant Approval <b>2003-02</b>		
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
43-2	<b>1460 DWELLING IMPROV</b>	1460						
	INTERIOR PAINTING			46,819				
	<b>TOTAL 1460</b>			46,819				
		PAGE TOTAL		46,819				
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				

**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: <b>DONALDSONVILLE HOUSING AUTHORITY</b>				Capital Fund Grant Number <b>LA48P 043 50203</b>		FFY of Grant Approval <b>2003-02</b>	
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 43-2	12/31/05		12/31/06				
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			