

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

PHA Plans

5 Year Plan for Fiscal Years **2006 - 2010**

Annual Plan for Fiscal Year **2006**

Morgan City Housing Authority ***Morgan City, Louisiana***

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

**PHA Plan
Agency Identification**

PHA Name: *Morgan City Housing Authority*

PHA Number: *LA036, LA221*

PHA Fiscal Year Beginning: (mm/yyyy) *10/2006*

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006

[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Morgan City Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable environment without discrimination for low income, very low-income families, for the elderly and for persons with disabilities, through its Public Housing and Section 8 Programs.

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)

- PHA Goal: 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: (list below)

Other PHA Goals and Objectives: (list below)

Other goals and objectives developed by the Morgan City Housing Authority are designed to accomplish the mission stated above in a professional and fiscally prudent manner as follows:

Goal One: Increase the availability of decent, safe and sanitary rental housing that is affordable for lower income families

Objectives:

- 1. The MCHA shall develop a marketing strategy to effectively communicate to the community the availability of the decent, safe and sanitary affordable rental housing available in its public housing developments.*
- 2. The MCHA will maintain a waiting list of sufficient size and process applicants in order to reduce vacancies and readily fill units as they become vacant.*
- 3. The MCHA will develop partnerships with other housing providers to coordinate efforts to promote improvements in decent, safe and sanitary rental housing*
- 4. Enhance the marketability of the Housing Authority's public housing units by achieving proper curb appeal by improving its landscaping, keeping its grass cut, making the properties litter free and other actions.*
- 5. Reduce the number of vacant units by delineating a vacancy reduction plan to include the utilization of maintenance staff and outside contractors.*

Goal Two: To improve the quality of assisted housing programs managed by the PHA

Objectives:

- 1. The MCHA shall develop new strategies to improve the quality of its public housing developments through improved methods to monitor and manage the fiscal resources available to the HA (PHAS)*
- 2. The MCHA shall continue with efforts to improve voucher management and fiscal accountability of the Section 8 Program. (SEMAP)*

Goal Three: To improve the quality of life for its residents and to increase resident/community participation in programs of the Morgan City Housing Authority

Objectives:

- i) Increase resident participation in the resident council by 40% by June 30, 2007*
- ii) The MCHA shall continue to pursue funding available to provide for drug elimination and prevention programs to combat crime in its developments and shall reduce crime in its developments by June 30, 2007.*

Goal Four: The Morgan City Housing Authority shall promote self-sufficiency and asset development in its residents.

Objectives:

- (i) The Morgan City Housing Authority shall establish liaison committee of residents with other housing agencies to broaden access to programs that may provide economic opportunities and otherwise benefit the PHA's residents.*

- (ii) *The Morgan City Housing Authority shall continue to work with the City of Morgan City and other entities to establish and develop a first-time buyer homeownership program for lower income families.*
- (iii) *The Morgan City Housing Authority shall encourage movement to employment and expand employment by implementing such measures as modifying rent increases and employment of ceiling and flat rents to remove disincentives for employment.*

Goal Five: The Morgan City Housing Authority will stabilize it's board and administrative functions through proper training and screening of board members and staff; continually revise it's organization chart and operational procedures to best use available financial and staff resources to maximize team work and foster a friendly, customer-service orientated professional office; maximize training resources through using existing Civil Service Training resources for staff members to enhance knowledge in all areas of the organization; and any other methods that may be required.

Objectives:

- (1) *The Administration will work with the Mayor's office to develop a job description for board members along with a Memorandum of Agreement for each appointed member to serve in the best interest of the program, following HUD Rules and Regulations.*
- (2) *The Administration will employ methods of selection of new staff members through existing Civil Service Rules and Regulation, employing such individuals as it may deem necessary to administer the Low-Rent Program and Section 8 Program.*
- (3) *The Administration will strictly enforce its existing personnel policy to ensure equal work for equal pay in accordance with Civil Service Standards.*
- (4) *The Board will gain maximum training opportunities through HUD Field Office, NAHRO, PHADA and through mentorship with other similar sized housing authorities, including: St. James Parish Housing Authority, St. John the Baptists Housing Authority, Jefferson Parish Housing Authority.*
- (5) *The Board will strictly adhere to Louisiana State Constitution and HUD Rules and Regulations as it relates to their roles as board members.*
- (6) *The Board will remain in weekly contact with Executive Director to ensure an amicable relationship is fostered and to ensure thorough understanding of agency operations.*

Annual PHA Plan
PHA Fiscal Year 2006

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

[Morgan City Housing Authority Executive Summary](#)

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2006 Capital Fund Program Annual Statement (*Attachment "A"*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Pet Policy (*Attachment "C"*)
- Resident Member on the PHA Governing Board (*Attachment "G"*)
- Member of the Resident Advisory Board (*Attachment "H"*)
- Performance and Evaluation Reports (*Attachment "J"*)
- Grievance Policy (*Attachment "F"*)
- Voluntary Conversion from Public Housing Stock

Optional Attachments:

- PHA Management Organizational Chart (*Attachment "E"*)
- FY 2006 Capital Fund Program 5 Year Action Plan (*Attachment "B"*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Executive Summary (*Attachment "D"*)
 - Board Resolution # 576 (*Attachment "L"*)
 - Mod Rehab units (*Attachment "M"*)
- Housing Needs and PHA Strategy
- Progress Report (*Attachment "J"*)
- Community Service Requirements (*Attachment "I"*)
- Deconcentration Policy (*Attachment "K"*)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" 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

List of Supporting Documents Available for Review

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	38	5	5	3	1	5	2
Income >30% but <=50% of AMI	92	4	5	6	1	5	2
Income >50% but <80% of AMI	49	3	3	3	1	4	2
Elderly	18	5	4	3	1	3	2
Families with Disabilities	8	4	3	3	1	3	2
White	65	3	2	3	1	3	2
Black	108	5	5	3	1	5	2
Hispanic	0	0	0	0	0	0	0
Race/Ethnicity	0	0	0	0	0	0	0

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	38		30
Extremely low income <=30% AMI	31	82%	
Very low income (>30% but <=50% AMI)	5	9%	
Low income (>50% but <80% AMI)	2	5%	
Families with children	24	61%	
Elderly families	2	5%	
Families with Disabilities	3	8%	
White	9	24%	
Black	29	76%	
Hispanic	0		
Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	17	45%	
2 BR	10	26%	
3 BR	10	26%	
4 BR	1	3%	
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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	<i>16</i>		<i>12</i>
Extremely low income <=30% AMI	<i>9</i>	<i>56%</i>	
Very low income (>30% but <=50% AMI)	<i>6</i>	<i>38%</i>	
Low income (>50% but <80% AMI)	<i>1</i>	<i>6%</i>	
Families with children	<i>8</i>	<i>5%</i>	
Elderly families	<i>2</i>	<i>12%</i>	
Families with Disabilities	<i>8</i>	<i>5%</i>	
White	<i>8</i>	<i>5%</i>	
Black	<i>13</i>	<i>81%</i>	
Hispanic	<i>0</i>	<i>0</i>	
Race/ethnicity	<i>0</i>	<i>0</i>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<i>4</i>	<i>25%</i>	
2 BR	<i>4</i>	<i>25%</i>	
3 BR	<i>3</i>	<i>19%</i>	
4 BR	<i>1</i>	<i>6%</i>	
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

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
- 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 the elderly, 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 needs

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

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

Strategy 2: Conduct activities to affirmatively further fair housing:

- 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 programs to owners outside of areas of poverty/minority concentration
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal

public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$665,963.00	
b) Public Housing Capital Fund	\$541,875.00	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$332,988.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	\$	
h) Community Development Block Grant	\$	
i) HOME	\$	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>2002 Capital Fund</i>	\$0	
<i>2003 Capital Fund</i>	\$0	
<i>2004 Capital Fund</i>	\$0	
<i>2005 Capital Fund</i>	\$0	
<i>2006 Capital Fund</i>	\$0	
3. Public Housing Dwelling Rental Income	\$372,000.00	
<i>Excess Utilities</i>	\$145,700.00	
4. Other income (list below)		
<i>Interest Earned</i>	\$340.00	
<i>Tenant Charges</i>	\$9,000.00	
<i>Non-Dwelling Rent</i>	\$0.00	
5. Non-federal sources (list below)		
Total resources	\$2,067,866.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (2)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe). *Upon completion of the application, a prompt decision of initial eligibility or ineligibility will be made.*

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
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
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- 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.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 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)

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
 Actions to improve the marketability of certain developments
 Adoption or adjustment of ceiling rents for certain developments
 Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 Other (list below)

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

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

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

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

B. Section 8 –

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

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below) *State Sex Offender Registry*
 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: *Documented Medical Reasons*

(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.

1 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) *Elderly, Disabled*

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- (i) *When through no fault of their own, the family has lost eligibility for or is awaiting an eligibility determination for Federal, State or Local assistance programs.*
- (ii) *When through no fault of their own, the income of the family has been substantially decreased (50% or more) because of loss of employment or extraordinary changed circumstances;*
- (iii) *When through no fault of their own, the family has an increase in expenses because of extraordinary changed circumstances, such as for medical costs, extraordinary transportation costs, job related education expenses, or similar items.*
- (iv) *When a death has occurred in the immediate family or a parent of the head of household or that of the spouse.*

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

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

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

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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **10%**
- Other (list below) ***Any time there is a fluctuation in income either up or down***

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) ***MCHA has established Flat Rents at Shannon, Dixie and Jacquet Homes at higher of the ceiling rent or 65% of the Fair Market Rent (FMR) as published by HUD for St. Mary Parish Section 8 Agencies See Attached Board Resolution #576 (Attachment “L”) Approving Updated Flat Rents Resolutions***

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)

- (v) *When through no fault of their own, the family has lost eligibility for or is awaiting an eligibility determination for Federal, State or Local assistance programs.*
- (vi) *When through no fault of their own, the income of the family has been substantially decreased (50% or more) because of loss of employment or extraordinary changed circumstances;*
- (vii) *When through no fault of their own, the family has an increase in expenses because of extraordinary changed circumstances, such as for medical costs, extraordinary transportation costs, job related education expenses, or similar items.*
- (viii) *When a death has occurred in the immediate family or a parent of the head of household or that of the spouse.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	275	30
Section 8 Vouchers	94	10
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy

- (2) Section 8 Management: (list below)

Administrative Plan

- (3) Maintenance Plan

Adopted 9/19/2006

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

ATTACHMENT "F" applies to both Public Housing and Section 8

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance –

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

The Capital Fund Program Annual Statement is provided below: **ATTACHMENT "A"**

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **ATTACHMENT "B"**

-or-

The Capital Fund Program 5-Year Action Plan is provided below:

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
The MCHA has applied to participate in the Louisiana Housing Finance Agency Accelerated Capital Fund Bond Pool Program

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

LA036-001 (Shannon Homes); 002 (Joe Ruffin Homes), 003 (Jacquet Homes), 004, 005 (Brownell Homes)

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

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

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

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

LA036-001 (Shannon Homes); 002 (Joe Ruffin Homes), 003 (Jacquet Homes), 004, 005 (Brownell Homes)

C. Coordination between PHA and the police

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

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

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

LA036-001 (Shannon Homes); 002 (Joe Ruffin Homes), 003 (Jacquet Homes), 004, 005 (Brownell Homes)

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

ATTACHMENT "C"

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

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

3. Description of Resident Election Process

a. 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) *Appointed by Mayor of the City of Morgan City*

b. 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)

c. 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) *Appointed by Mayor of the City of Morgan City*

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

State of Louisiana

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

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

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

The PHA will continue to strive to meet the needs of the very low and low-income families in its jurisdiction consistent with the needs addressed in the Consolidated Plan

D. Other Information Required by HUD

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

- ✓ *Any change to Mission Statement such as:*
- ✓ *50% deletion from or addition to the goals and objectives as a whole.*
- ✓ *50% or more decrease in the quantifiable measurement of any individual goal or objective*

b. Significant Amendment or Modification to the Annual Plan

- ✓ *50% variance in the funds projected in the Capital Fund Program Annual Statement*
- ✓ *Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement*
- ✓ *Any change in a policy or procedure that requires a regulatory 30-day posting*
- ✓ *Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership Programs*
- ✓ *Any change inconsistent with the local, approved Consolidated Plan*

Attachments

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

ATTACHMENT “K” – Deconcentration Policy

It is Morgan City Housing Authority’s Policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Morgan City Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income families will not be steered towards higher income developments.

Prior to the beginning of each fiscal year, the PHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which its developments are located and the income levels of the families on the waiting list. Based in this analysis, the PHA will determine the level of marketing strategies and deconcentration incentives to implement.

DECONCENTRATION INCENTIVES:

The Morgan City Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development

Various incentives may be used at different times or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

PHA Plan Table Library

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: MORGAN CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: <i>LA48P036501-06</i> Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<i>\$82,948.00</i>			
3	1408 Management Improvements	<i>\$10,000.00</i>			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<i>\$15,300.00</i>			
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	<i>\$240,000.00</i>			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	-0-			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	<i>\$178,819.00</i>			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<i>\$527,067.00</i>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT “B”

Capital Fund Program 5-Year Action Plan

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <i>2007</i> PHA FY: <i>2007</i>	Work Statement for Year 3 FFY Grant: <i>2008</i> PHA FY: <i>2008</i>	Work Statement for Year 4 FFY Grant: <i>2009</i> PHA FY: <i>2009</i>	Work Statement for Year 5 FFY Grant: <i>2010</i> PHA FY: <i>2010</i>
	Annual Statement				
<i>PHA Wide</i>		<i>\$140,448.00</i>	<i>\$140,448.00</i>	<i>\$140,448.00</i>	<i>\$140,448.00</i>
<i>LA036-001</i>		<i>\$28,500.00</i>	<i>\$23,000.00</i>	<i>\$15,400.00</i>	<i>\$65,000.00</i>
<i>LA036-002</i>		<i>\$18,000.00</i>	<i>\$13,500.00</i>	<i>\$11,100.00</i>	<i>\$32,300.00</i>
<i>LA036-003</i>		<i>\$35,000.00</i>	<i>\$31,000.00</i>	<i>\$14,000.00</i>	<i>\$71,100.00</i>
<i>LA036-004</i>		<i>\$75,000.00</i>	<i>\$91,300.00</i>	<i>\$32,300.00</i>	<i>\$27,200.00</i>
<i>LA036-005</i>		<i>\$51,300.00</i>	<i>\$49,000.00</i>	<i>\$135,000.00</i>	<i>\$12,200.00</i>
<i>Debt Service</i>		<i>\$178,819.00</i>	<i>\$178,819.00</i>	<i>\$178,819.00</i>	<i>\$178,819.00</i>
CFP Funds Listed for 5-year planning		<i>\$527,067.00</i>	<i>\$527,067.00</i>	<i>\$527,067.00</i>	<i>\$527,067.00</i>
Replacement Housing Factor Funds					

ATTACHMENT “C”: **MORGAN CITY HOUSING AUTHORITY PET POLICY**

1. General

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, the PHA has adopted a policy to permit residents to own and keep one or more common household pets; the number being limited by type and size. Animals that are an auxiliary for persons with a disability are excluded from this policy. This policy is in the form of an agreement that must be signed between the resident and PHA hereafter, which sets out all rules and requirements for keeping a pet. The ownership of common household pets are subject to the following rules and limitations:

2. Types of Pets

Common household pets shall be defined as “domesticated animals such as a dog, cat, bird, rodent, fish or turtle. Birds include Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted. Fish in tanks or aquariums, not to exceed 20 gallons in capacity; poisonous or dangerous fish are not permitted. Dogs are not to exceed 25 lbs. weight, or 15 inches in height at full growth. Dogs must be spayed or neutered. Pit Bulls, Dobermans, German Shepherds, Rottweiler, or similar type dogs are not permitted. Cats must be spayed or neutered and be de-clawed or have scratching post, and should not exceed 15 pounds. Rodents other than hamsters, gerbils, and Guinea pigs are not considered common household pets – and are not allowed. Hamsters, gerbils, and Guinea pigs must be kept in appropriate cages. Reptiles other than small lizards such as chameleons are not considered common household pets. Exotic pets such as iguanas, monkeys, game pets, snakes, alligators, turtles, and other reptiles are prohibited.

3. Miscellaneous Provisions

All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner’s apartment for the purpose of handling, but shall not generally be unrestrained. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.

All pets shall be inoculated and licensed in accordance with the applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).

All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community. Registration shall consist of payment of an additional security deposit of \$100.00 for dogs or cats, plus basic information about the pet (type, age, description, name, etc.), proof of inoculation and licensing, and proof of neutering or spaying.

Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney’s fees, resulting from the action or the activities of his or her pet.

ATTACHMENT “D”:

Executive Summary of the Annual PHA Plan

Morgan City Housing Authority Executive Summary

Since June 26, 2006, the Morgan City Housing Authority of the City of Morgan City, after eighteen (18) months has hired an Executive Director, prior to the Executive Director hiring, MCHA was being run by several Executive Directors and Interim Executive Director. In May of 2005, the Mayor rendered the Board of Commissioners to be ineffective. By mid June of 2005 the entire board of commissioners was removed. On July 11, 2005, three new board members were seated and a staff member was appointed Interim Director. Due to the sequence of events stated above, shortage of experienced staff and having no Executive Director for six months, it has been extremely difficult to conduct any business other than attending to the day-to-day routine tasks required in operating the MCHA.

In spite of the above, the MCHA will strive to accomplish its goals outlined in the 2005 Annual Plan, continue to serve the community in providing and maintaining quality affordable housing in a professional and fiscally prudent manner free from discrimination.

Morgan City is the hub of the Louisiana offshore oil industry and despite the recent decline in population, remains the largest city in St. Mary Parish with a population of approximately 12,000 persons. Approximately 6% of the population of the City lives in one of the four public housing developments. The MCHA manages four developments, the largest of the developments is Brownell Homes with 209 units, on a relatively small site comprised of duplexes, four-plexes and eight-plexes. The development is somewhat isolated from the City and is located near a wooded area on a well-traveled highway, with access to the Interstate system to Houston and New Orleans. Jacquet Homes is a 50-unit development constructed in a minority section of town. Joe Ruffin Place and Shannon are two older developments; one located at the edge of an all African-American neighborhood, and Shannon which is located in a mixed neighborhood.

The PHA has set out to be in compliance with the Quality Housing and Work Responsibility Act of 1998 requirement that housing authorities set forth in their Annual Plan a Capital Improvement Plan. As part of its Annual Plan the PHA has prepared a Capital Improvement Plan for FY 2006 and a Five-Year Action Plan extending to 2010. The current needs greatly exceed the resources available to meet these needs.

The MCHA is in an ongoing process of implementing an Operations Improvement Plan, which primarily focuses on improvements to the operations and financial management systems of the agency. Of prime concern is the viable management of the agency considering the continued higher than desired vacancy rate. It is also observed that monthly turnover continues to equal new admits so the vacancy issue remains constant. As stated previously, new incentives need to be developed to increase applicants on the waiting lists.

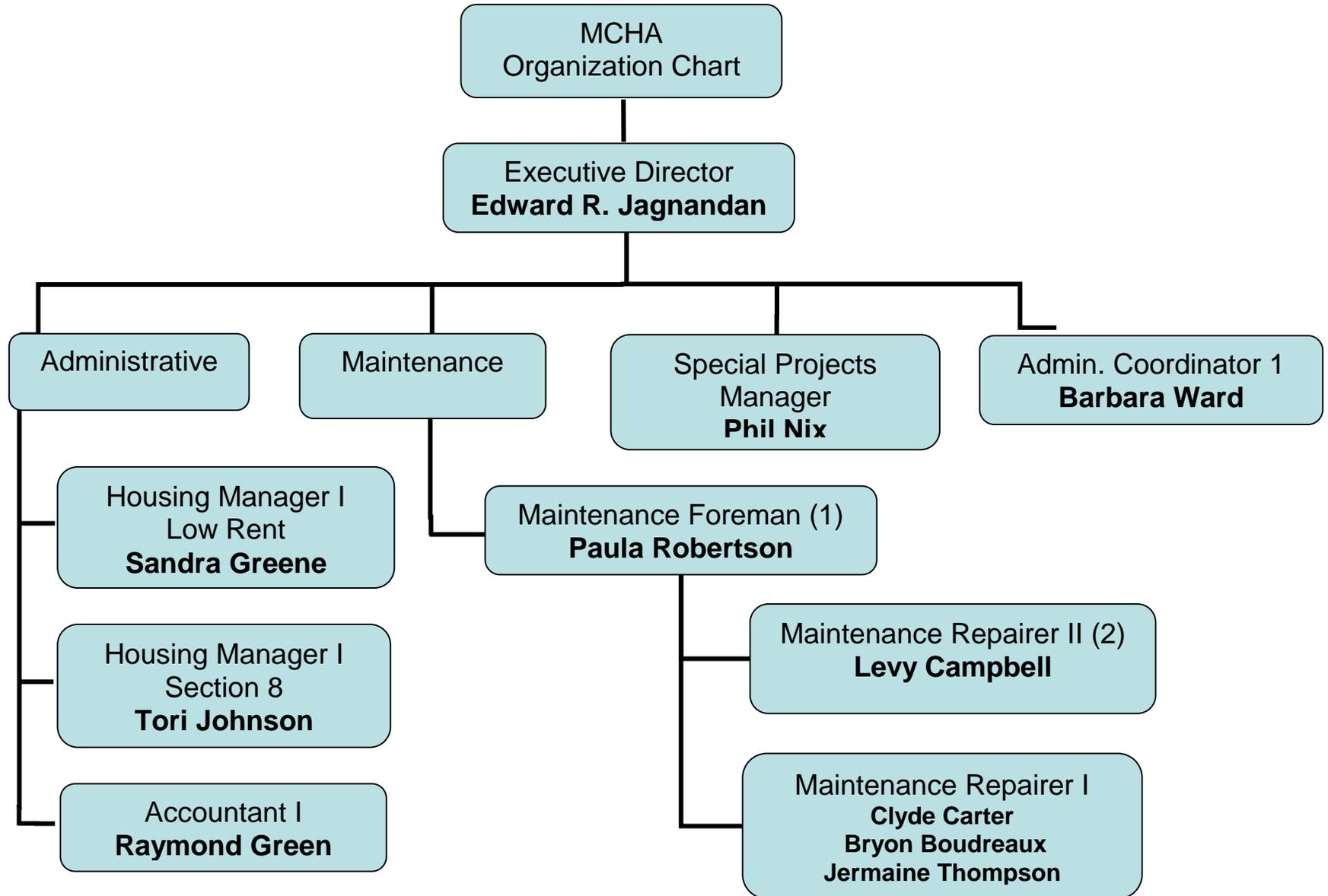
Significant improvements in reducing spending have occurred that will eliminate the low financial scores. A major cost to the PHA continues to be the expense for utilities because the PHA owns the utility distribution system. One of the long-range Improvement Plan strategies for the new Board is to engage in more urgent discussions with the City in an effort to have the City take over all of the utility systems.

In an effort to develop an incentive for people to rent the vacant units, the housing authority will upgrade a certain number of vacant units by installing air conditioning in some of the units that already have central furnaces and ductwork. Work to install A/C units will be completed annually to a designated number of units. It is believed that this will be an excellent marketing incentive for people to rent those vacant units. In modification of the previous policy, the A/C systems will be installed in unites (Regardless of whether there is existing ductwork)

The Morgan City Housing Authority was awarded \$81,078.00 under the PHDEP Drug Elimination Grant Program for 2001, which has recently been closed. After the PHDEP Grant program terminates the security patrol will be transferred to the Capital Fund Program. However, with the constant pressure to eliminate vacancies, improve the financial standing of the Agency and the uncertain effectiveness of the policing efforts, the MCHA will be forced to eliminate this strategy and concentrate on the basics of our mission: house families in need.

The plans, statements, budget summary, and policies set forth in the Annual Plan all lead to the accomplishment of the PHA goals and objectives. Taken as a whole, they outline a comprehensive approach toward achievement of the stated mission of the Morgan City Housing.

ATTACHMENT "E":



HOUSING AUTHORITY
Attachment “F” GRIEVANCE PROCEDURES
MORGAN CITY HOUSING AUTHORITY
Grievance Procedures

A. Applicability

The Housing Authority of the City of Morgan City, Louisiana, hereafter referred to as PHA, grievance procedure shall be applicable to all individual grievances as defined below, between the resident and the PHA. The PHA may, at its option, exclude from the PHA’s grievance procedure, or include under the expedited procedure, any grievance concerning a termination of tenancy or eviction that involves:

- (i) Any criminal activity that threatens the health, safety, or right of peaceful enjoyment other residents or employees of the PHA or
- (ii) Any drug-related criminal activity on or near the PHA premises or
- (iii) Any alcohol abuse that the PHA determines interferes with the health, safety or right to peaceful enjoyment of the premises by other residents

This exclusion is only allowed if the PHA uses the local Superior Court, State Court, or other Court, as determined by HUD, which meets the due process determination. Magistrate Courts have not been determined to meet the due process determination.

B. Definitions

1. “Grievance” shall mean any dispute which a resident may have with respect to a PHA action or failure to act in accordance with the individual resident’s lease or PHA regulations which adversely affect the individual resident’s rights, duties, welfare or status.
2. “Compliant” shall mean any resident whose grievance is presented to the PHA or at the development management office in accordance with this procedure.
3. “Elements of Due Process” shall mean an eviction action or a termination of tenancy in a State or Local Court in which the following safeguards are required:
 - (a) Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
 - (b) Right of the resident to be represented by counsel;
 - (c) Opportunity for the resident to examine all relevant documents, records, and regulations of the PHA prior to the trial for the purpose of preparing for defense;
 - (d) Opportunity for the resident to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have.
4. “Hearing Officer” shall mean a person selected in accordance with this policy to hear grievances and render a decision with respect thereto.

5. "Hearing Panel" shall mean a panel selected in accordance with this policy to hear grievances and render a decision with respect thereto.
6. "Resident" shall mean the adult person (or persons) (other than a live-in-aid) who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or if no such person now resides in the unit, who resides in the unit, and who is the remaining head of household of the resident family residing in the dwelling unit.
7. "Resident Organization" means an organized body of residents with an adopted set of by-laws, a democratic body, and elected officers. It shall include a resident management corporation.

C. Procedure Prior to Hearing

Any grievance shall be personally presented, either orally or in writing to the PHA office or to the office of the development in which the complainant resides so that the grievance may be discussed informally and settled without a hearing. In cases of the PHA's failure to act, the grievance or complaint must be submitted within a reasonable time, not in excess of 30 days of the PHA's failure to act which is the basis of the grievance. In cases of PHA's action, the grievance or complaint must be submitted within a reasonable time, not in excess of 30 days of the PHA's action or not in excess of the number of days stated in a letter of adverse action which is the basis for the grievance. A summary of such discussion shall be prepared within a reasonable time, not in excess of 5 working days. One copy shall be given to the complainant and one copy retained in the PHA resident file. The summary shall specify the names of the participants, dates of meetings, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a hearing under this policy may be obtained if the complainant is not satisfied. The summary shall be delivered to the complainant in accordance with Section 17 of the lease.

D. Procedure to Obtain a Hearing

1. The complainant shall submit a written request for a hearing to the PHA or the development office within a reasonable time after receipt of the summary, not in excess of 7 calendar days. The written request shall specify:
 - (a) The reasons for the grievance, and;
 - (b) The action of relief sought.
2. A grievance hearing shall be conducted by an impartial person or persons appointed in accordance with this policy. The Hearing Officer or Hearing Panel shall consist of a person or persons other than a person who made or approved the PHA action under review or a subordinate of such person. The Hearing Officer or Hearing Panel may consist of a person or persons who may be an officer or employee of the PHA.

The Executive Director of the PHA shall select a Hearing Officer or Hearing Panel. It shall be the Executive Director's decision, based on facts and circumstances of the grievance, whether to select a single Hearing Officer or a Hearing Panel consisting of three persons. Careful consideration should be given in the selection of the Hearing Officer or Hearing Panel. The Executive Director is not prohibited from selecting himself/herself provided that he/she is impartial and was not the person who made the approved PHA action.

Prior to final selection of the Hearing Officer or Hearing Panel, the Executive Director shall notify the resident organizations, when and if one exists, of his/her decision and allow for comment. Resident organizations shall have 7 calendar days from the date of the notice to submit comments. Any recommendations or comments received shall be considered by the Executive Director in making the final decision.

The Executive Director shall have 15 calendar days after receipt of a request for a hearing in which to make a final selection of a Hearing Officer or Hearing Panel.

3. If the complainant does not request a hearing in accordance with D (1) above, then the PHA's disposition of the grievance under this policy shall become final.
4. All grievances, except those identified under the Expedited Grievance Procedure outlined below, shall be personally presented orally or in writing pursuant to the informal procedure prescribed in Section C above as a condition precedent to a hearing under this section. However, if the complainant shall show good cause why he failed to proceed in accordance with Section C to the Hearing Officer or Hearing Panel, the provisions of this subsection may be waived by the Hearing Officer or Hearing Panel.
5. Before a hearing is scheduled in any grievance involving the amount of rent which the PHA claims is due, the complainant shall pay to the PHA, to be held in escrow, an amount equal to the amount of the rent due and payable as on the first of month preceding the month in which the act or failure to act took place. The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account, held by the PHA, monthly until the complaint is resolved by decision of the Hearing Officer or Hearing Panel. The PHA shall hold in escrow all deposits, on behalf of the resident, pending resolution of the complaint. These requirements may be waived, by the PHA in extenuating circumstances. Unless so waived, the failure to make such payment shall result in a termination of the grievance procedure.
6. Upon complainants compliance with subsections 1, 3, 4 and 5 of this section, a hearing shall be scheduled by the Hearing Officer or Hearing panel promptly for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place and procedures governing the hearing shall be delivered to the complainant and the appropriate PHA official in accordance. The proposed services will be performed in two distinct phases.

E. Expedited Grievance Procedure

1. The expedited grievance procedure shall apply only to those grievances concerning a termination of tenancy or eviction that involves:
 - (a) Any criminal activity that threatens the health, safety, or right of peaceful enjoyment other residents or employees of the PHA or
 - (b) Any drug-related criminal activity on or near the PHA premises or
 - (c) Any alcohol abuse that the PHA determines interferes with the health, safety or right to peaceful enjoyment of the premises by other residents.
2. When the PHA notifies the resident of a termination of tenancy or eviction that involves the above referenced violations, the PHA shall also include in that notice that any grievance hearing requests shall be in accordance with the expedited grievance procedure.
3. The complainant shall have seven (7) calendar days from the date of the notice in which to file a written request for a hearing to the PHA or the development office. The written request shall specify:
 - (a) The reasons for the grievance, and;
 - (b) The action or relief sought.
4. The complainant shall NOT have the grievance informally discussed as outlined in Section C of this policy.
5. Within 24 hours of receipt by the PHA of the complainant's request for a hearing, the Executive Director or his designee shall notify the resident organizations of his/her selection of a Hearing Officer or Hearing Panel. The resident organizations shall have 5 calendar days from the date of the notice to submit comments as to the selection of the Hearing Officer or Hearing Panel. Upon expiration of the 5 days comment

period, the Executive Director or his designee shall have one (1) working day to review the comments and make a final selection as to the member(s) of the Hearing Panel or Hearing Officer.

6. Upon complainant's compliance with subsection 3 of this section, a hearing shall be scheduled by the Hearing Officer or Hearing Panel promptly for a time and place reasonably convenient to both the complainant and the PHA, not in excess of five (5) working days of the selection of the Hearing Officer or Hearing Panel. A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the complainant and the appropriate PHA staff.

F. Procedure Governing the Hearing

1. The hearing shall be held before a Hearing Officer or Hearing Panel, as determined by the Executive Director.
2. The complainant shall be afforded a fair hearing, which shall include:
 - (a) The opportunity to examine before the grievance hearing any PHA documents, including records and regulations that are directly relevant to the hearing. The complainant shall be allowed to copy any such document at the complainant's expense. If the PHA does not make the document available for examination upon such request by the complainant, the PHA may not rely on such document at the grievance hearing;
 - (b) The right to be represented by counsel or other person chosen as the complainant's representative and to have such person make statements on the complainants behalf;
 - (c) The right to a private hearing unless the complainant requests a public hearing;
 - (d) The right to present evidence and arguments in support of the complainant's complaint, to controvert evidence relied on by the PHA or development management, and to confront and cross-examine all witnesses upon whose testimony or information the PHA or development management relies; and
 - (e) A decision based solely and exclusively upon the facts presented at the hearing.
3. The Hearing Officer or Hearing Panel may render a decision without proceeding with the hearing if the Hearing Officer or Hearing Panel determines that the issue has been previously decided in another proceeding.
4. If the complainant or the PHA fails to appear at a scheduled hearing, the Hearing Officer or Hearing Panel may make a determination to postpone the hearing for not more than 5 business days or make a determination that the party has waived his right to a hearing. Both the complainant and the PHA shall be notified of the determination by the Hearing Officer or Hearing Panel.
5. At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complainant is directed.
6. The hearing shall be conducted informally by the Hearing Officer or Hearing Panel and oral or documentary evidence pertinent to the facts and issues raised by the complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Officer or Hearing Panel shall require the PHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer or Hearing Panel to obtain an order may result in exclusion from the proceedings or in a decision adverse to the interest of the disorderly part and granting or denial of the relief sought, as appropriate.
7. The complainant or the PHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of the transcript.
8. The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodations may

include qualified sign language interpreters, readers, accessible locations, or attendants. If the complainant is visually impaired, any notice to the complainant which is required under this section must be in an accessible format.

G. Decision of the Hearing Officer or Hearing Panel

1. The Hearing Officer or Hearing Panel shall prepare a written decision, together with the reasons therefore, within a reasonable time after the hearing, but not in excess of 7 business days for a standard hearing and not in excess of 3 business days in the case of an expedited grievance hearing. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the PHA and made available for inspection by a prospective complainant, his representative, or the Hearing Officer or Hearing Panel.
2. The decision of the Hearing Officer or Hearing Panel shall be binding on the PHA which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the PHA Board of Commissioners determines within a reasonable time, not to exceed 30 days, and promptly notifies the complainant of its determination, that:
 - (a) The grievance does not concern PHA action or failure to act in accordance with or involving the complainant's lease or PHA regulations, which adversely affect the complainant's rights, duties, welfare or status;
 - (b) The decision of the Hearing Officer or Hearing Panel is contrary to applicable Federal, State or Local law, HUD regulations or requirements of the annual contributions contract between HUD and the PHA.
3. A decision by the Hearing Officer or Hearing Panel, or Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

H. Eviction Actions Upon Decision of Hearing Officer or Hearing Panel

If a resident has requested a hearing in accordance with Section C of this policy, on a complaint involving a PHA Notice of Termination of the tenancy and the Hearing Officer or Hearing Panel upholds the PHA's action to terminate the tenancy, the PHA shall not commence an eviction action in a State or local court until it has served a notice to vacate on the resident, and in no event shall the notice to vacate be issued prior to the decision of the Hearing Officer or Hearing Panel having been mailed or delivered to the complainant.

Such notice to vacate must be in writing and specify that if the resident fails to quit the premises within the applicable statutory period or on the termination date stated in the Notice of Termination, whichever is later, appropriate action will be brought against the resident and he/she may be required to pay court costs and attorney fees.

I. Actions Not a Waiver of Right to Appropriate Judicial Proceedings

Any action or failure to act by the complainant in any part of this policy shall not constitute a waiver by the complainant of his right thereafter to contest the PHA's actions in disposing of the complaint in an appropriate judicial proceeding.

J. Amendments

Any amendments that need to be made to these procedures shall only be made after a 30-day comment period is allowed for residents and then only after the PHA has considered the comments received.

Required Attachment G: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: *Gina Burise*
- B. How was the resident board member selected: (select one)?
- Elected
- Appointed
- C. The term of appointment is (include the date term expires): *8/09/2005 – 10/09/2009*
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):
- B. Date of next term expiration of a governing board member: *10/30/2006*
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): *Board of Commissioners*

Required Attachment H: Membership of the Resident Advisory Board or Boards

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

Shannon Homes – 601 Egle St, Shelia Paul, 603 Egle Street, Amarilles Paez, 609 Egle Street, Carlitha Brown, 627 Egle Street, Cynthia Duval

Joe Ruffin Apts. – 1410 Railroad Ave, Morris Jones, Jr., 1425 Railroad Ave, Carla Thomas, 1429 Railroad Ave, Carla Thomas, 1432 Railroad Ave., Thomas Ledet

Jacquet Homes – 79/2429 Apple St., William Randle, 91/2405 Apple St., Mae Beth Morgan, 102/2416 Mamie Griffin, 104/2420 Apple St., Chaunte Johnson, 106/526 Garber St. Ann Thompson

Brownell Homes – 126 Wren St., Joan Campbell, 134 Wren St., Aliska Babin, 138 Wren St., Rose Fromenthal, 163 Canary St., Janell Davis, 223 Wren St., Barbara Smith, 242 Robin St., Tameka Douglas, 314 Wren St., Nancy Campbell, 317 Wren St. Ruth Navarre, 327 Cardinal St. Eric Morse.

Required Attachment I: Community Service Requirements

The Morgan City Housing Authority (PHA) has modified its Admission and Continued Occupancy Policy and added a Section H which includes the statutory provisions for continued occupancy that require each adult family member who is not employed and otherwise exempt, must comply with the Community Service Requirements (CSR) or QHWRA, which states that such persons must contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located. Participation in an economic self-sufficiency program is considered fulfillment of this requirement.

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

The CSR resident family must bring in the completed form on a monthly basis and present the form at the time of payment of rent. If the HA has a reason to question the truthfulness of the information provided on the form it will take steps to confirm the information.

Areas that have been identified as acceptable for CSR service includes but are not limited to the following:

<i>Lakewood Hospital</i>	<i>St. Mary Guest Home</i>	<i>CAA Headstart Centers</i>
<i>Council of Aging Center</i>	<i>City Recreation Department</i>	<i>Church Child Summer Programs</i>
<i>St. Mary Outreach</i>	<i>Schools</i>	<i>St. Mary Comm Action Agency</i>
<i>Welfare to Work Training Programs</i>	<i>Qualified Training Programs</i>	

If a resident cannot find an opportunity to volunteer with one of the above agencies, then the residents will be assigned to work at one of the HA's resident programs as a volunteer.

Programs that the MCHA conducts that can accommodate a limited number of volunteers:

<i>After school Tutoring Programs</i>	<i>GED Tutoring Programs</i>	<i>Summer Enrichment Programs</i>
<i>Mentoring Program</i>	<i>Resident's Work Program</i>	<i>Vacant Apartment Cleaning Team</i>

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

- 1) That they are in non-compliance with their CSR Requirements*
- 2) That the determination is subject to the grievance procedure; and*
- 3) That unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.*

The MCHA has entered into a TANF agreement dated 7/14/2003.

ATTACHMENT "J" Performance and Evaluation Reports for 2002, 2003, 2004 and 2005 Capital Fund Program(s)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: MORGAN CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: <i>LA48P036501-02</i> Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <i>3/31/06</i> <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-CFP Funds				
2	1406 Operations	<i>\$34,850.00</i>		<i>\$34,850.00</i>	<i>\$34,850.00</i>
3	1408 Management Improvements	<i>\$81,500.00</i>		<i>\$81,500.00</i>	<i>\$81,500.00</i>
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<i>\$34,500.00</i>		<i>\$34,500.00</i>	<i>\$34,500.00</i>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<i>\$425,800.00</i>		<i>\$425,800.00</i>	<i>\$425,800.00</i>
11	1465.1 Dwelling Equipment—Nonexpendable	<i>\$18,000.00</i>		<i>\$18,000.00</i>	<i>\$18,000.00</i>
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	<i>\$1,000.00</i>		<i>\$1,000.00</i>	<i>\$1,000.00</i>
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	<i>\$1,000.00</i>		<i>\$1,000.00</i>	<i>\$1,000.00</i>
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<i>\$596,650.00</i>		<i>\$596,650.00</i>	<i>\$596,650.00</i>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		Grant Type and Number Capital Fund Program Grant No <i>LA48P036501-02</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2002</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$34,850.00</i>		<i>\$34,850.00</i>	<i>\$34,850.00</i>	
<i>PHA Wide</i>	<i>Ed-Maintenance Staff Training</i>	<i>1408</i>		<i>\$5,000.00</i>		<i>\$5,000.00</i>	<i>\$5,000.00</i>	
<i>PHA Wide</i>	<i>Computer software upgrade</i>	<i>1408</i>		<i>\$2,500.00</i>		<i>\$2,500.00</i>	<i>\$2,500.00</i>	
<i>PHA Wide</i>	<i>K-3Children tutoring program</i>	<i>1408</i>		<i>\$10,000.00</i>		<i>\$10,000.00</i>	<i>\$10,000.00</i>	
<i>PHA Wide</i>	<i>Postal resident workers</i>	<i>1408</i>		<i>\$11,500.00</i>		<i>\$11,500.00</i>	<i>\$11,500.00</i>	
<i>PHA Wide</i>	<i>Resident worker training program</i>	<i>1408</i>		<i>\$5,687.50</i>		<i>\$5,687.50</i>	<i>\$5,687.50</i>	
<i>PHA Wide</i>	<i>Computer equipment</i>	<i>1408</i>		<i>\$2,812.50</i>		<i>\$2,812.50</i>	<i>\$2,812.50</i>	
<i>PHA Wide</i>	<i>Physical Needs Assessment</i>	<i>1408</i>		<i>\$24,000.00</i>		<i>\$24,000.00</i>	<i>\$24,000.00</i>	
<i>PHA Wide</i>	<i>Inventory Assessment Reconciliation</i>	<i>1408</i>		<i>\$10,000.00</i>		<i>\$10,000.00</i>	<i>\$10,000.00</i>	
<i>PHA Wide</i>	<i>Utility Allowance Study</i>	<i>1408</i>		<i>\$10,000.00</i>		<i>\$10,000.00</i>	<i>\$10,000.00</i>	
<i>PHA Wide</i>	<i>A/E Fees</i>	<i>1430</i>		<i>\$32,500.00</i>		<i>\$32,500.00</i>	<i>\$32,500.00</i>	
<i>PHA Wide</i>	<i>Printing of Plans/Adv/Recordatin</i>	<i>1430</i>		<i>\$2,000.00</i>		<i>\$2,000.00</i>	<i>\$2,000.00</i>	
<i>LA036-004</i>	<i>Dwelling Units General Upkeep</i>	<i>1460</i>		<i>\$110,300.00</i>		<i>\$110,300.00</i>	<i>\$110,300.00</i>	
<i>LA036-004</i>	<i>Replace Exterior Doors</i>	<i>1460</i>		<i>\$10,800.00</i>		<i>\$10,800.00</i>	<i>\$10,800.00</i>	
<i>LA036-004</i>	<i>Interior Painting</i>	<i>1460</i>		<i>\$18,000.00</i>		<i>\$18,000.00</i>	<i>\$18,000.00</i>	
<i>LA036-004</i>	<i>Bath Repair</i>	<i>1460</i>		<i>\$15,800.00</i>		<i>\$15,800.00</i>	<i>\$15,800.00</i>	
<i>LA036-004</i>	<i>Replace kitchen cabinets</i>	<i>1460</i>		<i>\$15,500.00</i>		<i>\$15,500.00</i>	<i>\$15,500.00</i>	
<i>LA036-004</i>	<i>Replace interior doors</i>	<i>1460</i>		<i>\$13,700.00</i>		<i>\$13,700.00</i>	<i>\$13,700.00</i>	
<i>LA036-004</i>	<i>Replace floor tile</i>	<i>1460</i>		<i>\$21,300.00</i>		<i>\$21,300.00</i>	<i>\$21,300.00</i>	
<i>LA036-004</i>	<i>Plumbing repair</i>	<i>1460</i>		<i>\$17,100.00</i>		<i>\$17,100.00</i>	<i>\$17,100.00</i>	
<i>LA036-004</i>	<i>General Electric upkeep</i>	<i>1460</i>		<i>\$14,600.00</i>		<i>\$14,600.00</i>	<i>\$14,600.00</i>	
<i>LA036-004</i>	<i>Replace aluminum wiring</i>	<i>1460</i>		<i>\$6,700.00</i>		<i>\$6,700.00</i>	<i>\$6,700.00</i>	
<i>LA036-004</i>	<i>Kitchen Hoods</i>	<i>1460</i>		<i>\$4,000.00</i>		<i>\$4,000.00</i>	<i>\$4,000.00</i>	
<i>LA036-004</i>	<i>Install A/C attic insulation</i>	<i>1460</i>		<i>\$66,000.00</i>		<i>\$66,000.00</i>	<i>\$66,000.00</i>	
<i>LA036-004</i>	<i>Install A/C in 14 units</i>	<i>1460</i>		<i>\$63,000.00</i>		<i>\$63,000.00</i>	<i>\$63,000.00</i>	
<i>LA036-004</i>	<i>Replace 5 tubs</i>	<i>1460</i>		<i>\$7,500.00</i>		<i>\$7,500.00</i>	<i>\$7,500.00</i>	
<i>LA036-004</i>	<i>Replace Hot water heaters</i>	<i>1460</i>		<i>\$5,500.00</i>		<i>\$5,500.00</i>	<i>\$5,500.00</i>	
<i>LA036-004</i>	<i>Roof replacement</i>	<i>1460</i>		<i>\$36,000.00</i>		<i>\$36,000.00</i>	<i>\$36,000.00</i>	
<i>LA036-004</i>	<i>Appliances</i>	<i>1465.1</i>		<i>\$18,000.00</i>		<i>\$18,000.00</i>	<i>\$18,000.00</i>	
<i>PHA Wide</i>	<i>Tools</i>	<i>1475</i>		<i>\$500.00</i>		<i>\$500.00</i>	<i>\$500.00</i>	
<i>PHA Wide</i>	<i>Misc Shop Equipment</i>	<i>1475</i>		<i>\$500.00</i>		<i>\$500.00</i>	<i>\$500.00</i>	
<i>PHA Wide</i>	<i>Relocation</i>	<i>1495</i>		<i>\$1,000.00</i>		<i>\$1,000.00</i>	<i>\$1,000.00</i>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>	Grant Type and Number Capital Fund Program Grant No: <i>LA48P036501-03</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <i>2003</i>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: *3/31/06*
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<i>\$16,745.43</i>		<i>\$16,745.43</i>	
3	1408 Management Improvements	<i>\$14,793.30</i>		<i>\$14,793.30</i>	<i>\$14,793.30</i>
4	1410 Administration	<i>\$613.94</i>		<i>\$613.94</i>	<i>\$613.94</i>
5	1411 Audit	<i>\$12,000.00</i>		<i>\$12,000.00</i>	<i>\$12,000.00</i>
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<i>\$28,415.00</i>		<i>\$28,415.00</i>	<i>\$28,415.00</i>
8	1440 Site Acquisition				
9	1450 Site Improvement	<i>\$16,556.24</i>		<i>\$16,556.24</i>	<i>\$16,556.24</i>
10	1460 Dwelling Structures	<i>\$384,461.09</i>		<i>\$384,461.09</i>	<i>\$307,165.90</i>
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<i>\$473,585.00</i>		<i>\$473,585.00</i>	<i>\$379,544.38</i>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		Grant Type and Number Capital Fund Program No: <i>LA48P036501-03</i> Replacement Housing Factor No:					Federal FY of Grant: <i>2003</i>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PHA Wide</i>	<i>9/16/05</i>			<i>9/16/07</i>			
<i>LA036-001-4</i>	<i>9/16/05</i>			<i>9/16/07</i>			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>	Grant Type and Number Capital Fund Program Grant No: <i>LA48P036502-03</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <i>2-2003</i>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: *3/31/06*
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<i>\$10,000.00</i>		<i>\$10,000.00</i>	<i>\$10,000.00</i>
3	1408 Management Improvements	<i>\$10,500.00</i>		<i>\$10,500.00</i>	<i>\$10,500.00</i>
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	<i>\$33,000.00</i>		<i>\$33,000.00</i>	<i>\$33,000.00</i>
10	1460 Dwelling Structures	<i>\$38,526.00</i>		<i>\$38,526.00</i>	<i>\$38,526.00</i>
11	1465.1 Dwelling Equipment—Nonexpendable	<i>\$8,000.00</i>		<i>\$8,000.00</i>	<i>\$8,000.00</i>
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<i>\$100,026.00</i>		<i>\$100,026.00</i>	<i>\$100,026.00</i>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		Grant Type and Number Capital Fund Program No: <i>LA48P036502-03</i> Replacement Housing Factor No:					Federal FY of Grant: <i>2-2003</i>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<i>PHA Wide</i>	<i>9/30/03</i>			<i>9/30/05</i>				
<i>LA036-001-4</i>	<i>9/30/03</i>			<i>9/30/05</i>				

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

PHA Name: MORGAN CITY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: <i>LA48P036501-04</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 5)
 Performance and Evaluation Report for Period Ending: *3/31/06* Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<i>\$61,423.00</i>	<i>\$61,423.00</i>	<i>\$61,423.00</i>	<i>\$61,423.00</i>
3	1408 Management Improvements	<i>\$27,379.86</i>	<i>\$27,379.86</i>	<i>\$27,379.86</i>	<i>\$22,181.70</i>
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<i>\$40,226.00</i>	<i>\$40,226.00</i>	<i>\$40,226.00</i>	<i>\$9,646.80</i>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<i>\$368,947.99</i>	<i>\$386,947.99</i>	<i>\$386,947.99</i>	
11	1465.1 Dwelling Equipment—Nonexpendable	<i>\$37,000.00</i>	<i>\$37,000.00</i>	<i>\$37,000.00</i>	<i>\$6,480.00</i>
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	<i>\$18,000.00</i>	<i>-0-</i>	<i>-0-</i>	<i>\$4,964.50</i>
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	<i>\$1,202.15</i>	<i>\$1,202.15</i>	<i>\$1,202.15</i>	
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<i>\$554,179.00</i>	<i>\$554,179.00</i>	<i>\$554,179.00</i>	<i>\$104,696.00</i>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	<i>\$43,000.00</i>	<i>\$43,000.00</i>	<i>\$43,000.00</i>	<i>\$20,000.00</i>
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	<i>\$18,000.00</i>	<i>\$18,000.00</i>	<i>\$18,000.00</i>	

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

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		Grant Type and Number Capital Fund Program Grant No <i>LA48P036501-04</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2004</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$61,423.00</i>	<i>\$61,423.00</i>	<i>\$61,423.00</i>	<i>\$61,423.00</i>	<i>Complete</i>
<i>PHA Wide</i>	<i>E.D – Maintenance Staff Training</i>	<i>1408</i>		<i>\$27,379.86</i>	<i>\$27,379.86</i>	<i>\$27,379.86</i>	<i>\$23,181.70</i>	<i>In Progress</i>
<i>PHA Wide</i>	<i>General Administrative Staff</i>	<i>1410</i>		<i>\$25,000.00</i>	<i>\$25,000.00</i>	<i>\$25,000.00</i>		<i>In Progress</i>
<i>PHA Wide</i>	<i>A/E Fees & Costs</i>	<i>1430</i>		<i>\$40,226.00</i>	<i>\$40,226.00</i>	<i>\$40,226.00</i>	<i>\$9,646.80</i>	<i>In Progress</i>
<i>LA036-004, 005</i>	<i>General renovations for vacancy reduction</i>	<i>1460</i>		<i>\$368,947.99</i>	<i>\$368,947.99</i>	<i>\$368,947.99</i>		<i>In Progress</i>
<i>LA036-004</i>	<i>Central Air & Heating units</i>	<i>1460</i>	<i>7</i>	<i>-0-</i>	<i>\$18,000.00</i>	<i>\$18,000.00</i>	<i>\$4,964.50</i>	<i>In Progress</i>
<i>LA036-001</i>	<i>Purchase stoves & refrigerators</i>	<i>1465</i>	<i>52 ea.</i>	<i>\$37,000.00</i>	<i>\$37,000.00</i>	<i>\$37,000.00</i>	<i>\$6,480.00</i>	<i>In Progress</i>
<i>PHA Wide</i>	<i>Tenant Relocation</i>	<i>1495.1</i>		<i>\$1,202.15</i>	<i>\$1,202.15</i>	<i>\$1,202.15</i>		<i>In Progress</i>
<i>PHA Wide</i>	<i>Central Air & Heating units</i>	<i>1475</i>	<i>7</i>	<i>\$18,000.00</i>	<i>-0-</i>	<i>-0-</i>		

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

PHA Name: MORGAN CITY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: <i>LA48P036501-05</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: *3/31/06*
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$82,800.00	\$82,800.00	\$82,800.00	
3	1408 Management Improvements	\$5,000.00	\$5,000.00	\$5,000.00	
4	1410 Administration				
5	1411 Audit	\$18,000.00	\$18,000.00	\$18,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,300.00	\$15,300.00	\$15,300.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,000.00	\$16,000.00	\$16,000.00	
10	1460 Dwelling Structures	\$258,775.00	\$404,775.00	\$404,775.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$88,000.00	-0-	-0-	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$58,000.00	-0-	-0-	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	-0-			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$541,875.00	\$541,875.00	\$541,875.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <i>MORGAN CITY HOUSING AUTHORITY</i>		Grant Type and Number Capital Fund Program Grant No <i>LA48P036501-05</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2005</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$82,800.00</i>	<i>\$82,800.00</i>	<i>\$82,800.00</i>		
<i>PHA Wide</i>	<i>Management Improvements</i>	<i>1408</i>		<i>\$5,000.00</i>	<i>\$5,000.00</i>	<i>\$5,000.00</i>		
<i>PHA Wide</i>	<i>Audit</i>	<i>1411</i>		<i>\$18,000.00</i>	<i>\$18,000.00</i>	<i>\$18,000.00</i>		
<i>PHA Wide</i>	<i>A/E Fees and Costs</i>	<i>1430</i>		<i>\$15,300.00</i>	<i>\$15,300.00</i>	<i>\$15,300.00</i>		
<i>LA036-004</i>	<i>Sidewalk improvements/ work</i>	<i>1450</i>		<i>\$16,000.00</i>	<i>\$16,000.00</i>	<i>\$16,000.00</i>		
<i>See Attachment "M"</i>	<i>Mod Rehab on select units – See Attachment "M"</i>	<i>1460</i>	<i>94 units</i>	<i>\$258,775.00</i>	<i>\$404,775.00</i>	<i>\$404,775.00</i>		
<i>LA036-004</i>	<i>Dwelling Equipment</i>	<i>1465</i>		<i>\$88,000.00</i>	<i>-0-</i>	<i>-0-</i>		
<i>LA036-004</i>	<i>Non-Dwelling Equipment</i>	<i>1475</i>		<i>\$58,000.00</i>	<i>-0-</i>	<i>-0-</i>		
<i>PHA Wide</i>	<i>Collateralization or Debt Service</i>	<i>1501</i>		<i>-0-</i>	<i>-0-</i>	<i>-0-</i>		

Board Resolution #576 – Attachment “L”

**HOUSING AUTHORITY
OF THE CITY OF MORGAN CITY, LA.**

MORGAN CITY, LA. 70381

**RESOLUTION # 576
RESOLUTION TO ADOPT UPDATED FLAT RENTS**

REV. C. F. SMITH, Chairman
REV. WILLIAM BRADFORD, Commissioner
LEROY DAVIS, Commissioner
KENNETH DUVAL, Commissioner
SHEILA BERTRAND, Commissioner

WENDELL C. BOGAN, Secretary

A telephone poll was recorded of the Board of Commissioners of the Morgan City Housing Authority on June 2, 2000 to adopt the new Flat Rents. These rents will become effective immediately, and will replace the rents adopted previously. All residents that have chosen to take the previous Flat Rents are exempt from the new Flat Rents until their next scheduled re-certification unless they change rents before that time.

The new Flat rents are as follows:

For Shannon, Dixie, and Jaquet:

The MCHA has established Flat Rents at Shannon, Dixie, and Jaquet Homes at the higher of the ceiling rent or 65% of the Fair Market Rent (FMR) as published by HUD for St. Mary Parish Section 8 Agencies.

For Shannon, Dixie, and Jaquet - Flat Rents are as follows: Flat Rent

Flat Rent for:		FMR		
1BR	\$314 X 65%	=	\$205	
2BR	\$394 X 65%	=	\$256	
3BR	\$537 X 60%	=	\$322	
4BR	\$560 X 60%	=	\$336	

For Brownell Homes Two Story Units #160 thru #285:

In an effort to reduce vacancies at Brownell Homes, Two Story Units #160 thru #285, the MCHA has established Flat Rents for initial occupancy and the first three years thereafter, at 55% of the FMR's for 1 and 3 Bedroom Units, and 45% of the net FMR's for 2 and 4 Bedroom Units.

For Brownell Homes Two Story Units #160 thru #285: Flat Rent

Flat Rent for:		FMR		
1BR	\$314 X 55%	=	\$172	
2BR	\$394 X 45%	=	\$177	
3BR	\$537 X 45%	=	\$240	
4BR	\$560 X 45%	=	\$252	

For all Single Story Units at Brownell Homes:

For all single story units at Brownell Homes in an effort to reduce vacancies, the MCHA has established Flat Rents for initial occupancy, and the first three years thereafter,

at 60% of the FMR's for 1 and 2 Bedroom units, and 50% of the net FMR's for 3 and 4 Bedroom units.

For Single Story Units at Brownell Homes: Flat Rent

Flat Rent for		FMR		
1BR	\$314 X 60%	=	\$188	
2BR	\$394 X 60%	=	\$236	
3BR	\$537 X 55%	=	\$295	
4br	\$560 X 55%	=	\$308	

The following resolution was approved and recorded by telephone poll by the following Commissioners:

Commissioners	Voting For	Against
Sheila Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Bradford	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leroy Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kenneth Duval	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rev. C.F. Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wendell C. Bogan
Wendell C. Bogan, Secretary

Attachment "M" – Mod Rehab Units

BROWNELL (4)

144 WREN ST.
145 WREN ST.
182 MALLARD ST.
183 MALLARD ST.
184 MALLARD ST.
185 MALLARD ST.
186 MALLARD ST.
188 MALLARD ST.
189 MALLARD ST.
193 MALLARD ST.
194 MALLARD ST.
195 MALLARD ST.
196 MALLARD ST.
197 MALLARD ST.
198 MALLARD ST.
199 MALLARD ST.
200 MALLARD ST.
201 MALLARD ST.
202 MALLARD ST.
203 MALLARD ST.
204 MALLARD ST.
205 MALLARD ST.
206 MALLARD ST.
207 MALLARD ST.
208 MALLARD ST.
216 WREN ST.
218 WREN ST.
219 WREN ST.
220 WREN ST.
221 WREN ST.
222 WREN ST.
227 WREN ST.
228 WREN ST.
238 ROBIN ST.
247 ORIOLE ST.
248 ORIOLE ST.
249 ORIOLE ST.
250 ORIOLE ST.

BROWNELL (4)

263 DOVE ST.
264 DOVE ST.
265 DOVE ST.
266 DOVE ST.
267 DOVE ST.
268 DOVE ST.
269 DOVE ST.
270 DOVE ST.
271 DOVE ST.
272 DOVE ST.
273 DOVE ST.
275 DOVE ST.
276 DOVE ST.
277 DOVE ST.
278 DOVE ST.
279 DOVE ST.
280 DOVE ST.
281 DOVE ST.
282 DOVE ST.
283 DOVE ST.
284 DOVE ST.
285 DOVE ST.

BROWNELL (5)

286 MALLARD ST.
287 MALLARD ST.
288 MALLARD ST.
289 MALLARD ST.
290 MALLARD ST.
308 MALLARD ST.
324 WREN ST.
325 CARDINAL ST.

SHANNON (1)

621 EGLE ST
622 EGLE ST
623 EGLE ST
624 EGLE ST
625 EGLE ST
626 EGLE ST
628 EGLE ST
629 EGLE ST
636 EGLE ST
637 EGLE ST
638 EGLE ST
639 EGLE ST
640 EGLE ST
641 EGLE ST
644 EGLE ST
645 EGLE ST
646 EGLE ST

JACQUET (3)

80 APPLE ST
85 APPLE ST
87 APPLE ST
88 APPLE ST
89 APPLE ST
90 APPLE ST
94 APPLE ST
103 APPLE ST
122 APPLE ST