

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

Donaldsonville Housing Authority

5-Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

Submission of:

Proposed Annual Statement: FY 2007 Capital Fund Program

Proposed 5-Year Action Plan: FY 2007 - FY 2011 Capital Fund Program

Performance and Evaluation Reports

**FY 2002 Capital Fund Program [LA48P 043 50102]
Final Performance and Evaluation Report - Period Ending 03/31/06**

**FY 2003-01 Capital Fund Program [LA48P 043 50103]
Performance and Evaluation Report - Period Ending 06/30/06**

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

**FY 2004 Capital Fund Program [LA48P 043 50104]
Performance and Evaluation Report - Period Ending 06/30/06**

**FY 2005 Capital Fund Program [LA48P 043 50105]
Performance and Evaluation Report - Period Ending 06/30/06**

**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: Donaldsonville Housing Authority

PHA Number: LA 043

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

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 2005 - 2009 [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 Donaldsonville Housing Authority is to be the area's affordable housing of choice; to provide and maintain quality affordable housing, a suitable living environment free from discrimination, and to assist residents with supportive services as they strive for self-sufficiency. The Donaldsonville Housing Authority will create and maintain partnerships with its residents and appropriate community agencies to accomplish this mission.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
 Acquire or build units or developments
 Other (list below)

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (MASS score) 75
 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:

The PHA was designated “substandard physical” as a result of its recent REAC inspection for relatively minor items that are being studied to determine the appropriate remedy, of which will be incorporated into a MOA with HUD to address this matter.

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

Goal One: Manage the Donaldsonville Housing Authority's housing program in such a manner as to remove the designation of "Substandard Physical" and achieve above average ranking in Physical Assessment.

Objectives:

The Donaldsonville Housing Authority shall provide training to its staff to improve the physical condition of its stock and develop effective preventive maintenance procedures.

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

Objectives:

1. The Donaldsonville Housing Authority shall assist its resident organization in strengthening their organization and developing economic opportunities for residents.
2. Create and maintain partnership with social agencies; non-profits and other associations to improve quality of life skills of residents.
3. Increase resident/community participation in safety and security in the Donaldsonville Housing Authority.
4. Continue to assist the 4 families that were displaced by Hurricane Katrina with housing, and encourage them to access social programs available that may assist in their recovery from that tragedy.

Annual PHA Plan
PHA Fiscal Year 2007
[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**

Substandard Physical

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.

Donaldsonville is the Parish Seat of Ascension Parish and is located on the west side of the Mississippi River. The river divides the parish into two sections and conventional wisdom suggests that the portion of the parish on the other side of the river is the more economic vibrant of the two. The DHA has two housing developments, LA 43-1 and LA 43-2, comprising a total of 160 apartments. Both developments are in close proximity to one another forming a close-knit neighborhood. In an effort to improve the physical conditions of its units the HA will continue to participate in the Capital Fund Program, which has been of benefit in improving the living conditions for the residents. The DHA also continues to allocate an amount of its capital funding programs for after school tutoring and other resident enrichment programs, and the continuation of an allocation for an on-site security patrol from the Sheriffs Office to enhance the security at both sites.

A primary goal of the DHA for 2006 – 2007 is to improve management of the authority's housing program in such a manner so as to enable removal of the designation of "Substandard Physical", and to achieve on a continuing basis above average ranking in Physical Assessment. Secondary focus but no less important is the effort to provide and maintain quality affordable housing in a professional and fiscally prudent manner free from discrimination. To that end the DHA shall obtain training for its staff to improve the physical condition of its stock and develop effective preventive maintenance procedures. The 2007 Annual Plan together with a MOA between the housing authority and HUD is focused on the objectives to achieve those goals which will enable the housing authority to fulfill its mission.

The DHA has adopted revisions to its Admissions and Occupancy Policy (ACOP) which does not allow for "Freedom of Choice" and which ensures that there is no practice of "steering" residents to one site or another. The situation of over/under-housed residents in the housing authority's developments continues to be a priority issue.

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

The housing authority has endeavored to cooperate with HUD to provide housing for Hurricane Katrina evacuees, and the DHA has been able to assist four families in that effort and continues to do so.

A physical problem that is anticipated to be addressed in the coming year will be the removal of three buildings that are a safety hazard as a result of street flooding during heavy rains. A meeting was held with the HUD Engineer prior to the previous year's plan to discuss that situation and the appropriate documentation for removal of these units which are unlivable and vacant. An application was submitted and approved. In addition to the six units approved for demolition the DHA has applied for a De Minimis Exception to demolish two additional units. The DHA is also presently bidding a contract to completely modernize the apartments on Catherine Street.

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

The PHA was designated "substandard physical" as a result of a 2005 REAC inspection for relatively minor items that are being studied to determine the appropriate remedy, of which will be incorporated into the MOA with HUD to address this matter.

On September 19, 2006, The Donaldsonville Housing Authority (DHA) held a duly advertised public hearing on the 2007 Annual Plan.

The DHA welcomes resident and public input on its Agency Plan.

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.

19. Required Attachments:	
<input checked="" type="checkbox"/> Attachment "A-1" Admissions Policy for Deconcentration	44
<input checked="" type="checkbox"/> Attachment "A-2" Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	46
<input checked="" type="checkbox"/> Attachment "B": FY 2007 Capital Fund Program Annual Statement [File name: LA056b01] [Excel]	47

20. Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5-Year Action Plan 48
 Attachment "C" : Capital Fund Program 5-Year Action Plan
 [File name: LA043c01] [Excel]
- Attachment "D" : Final Performance and Evaluation Report – (03/31/06) 49
 FY 2002 Capital Fund Program [File name: LA043d01] [Excel]
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 FY 2003-01 Capital Fund Program [File name: LA043e01] [Excel]
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 FY 2005 Capital Fund Program [File name: LA043h01] [Excel]
- 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)

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'	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
	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
	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
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	year	
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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (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	%	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI							
Income >30% but <=50% of AMI	See	Note	Below				
Income >50% but <80% of AMI							
Elderly Families							
Families With Disabilities							
White							
Black							
Hispanic							
Asian							

Note: Because parish and regional housing needs are so disparate on either side of the river, the PHA has analyzed the waiting list of the City of Donaldsonville Section 8 program in an effort to estimate the needs of the Jurisdiction. However it is found that their program has only a few applicants which is not indicative of the need. It is concluded that the waiting list managed by the Donaldsonville Housing Authority is a more viable barometer of housing needs in this area.

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	224		12
Extremely low income <=30% AMI	182	81.3%	
Very low income (>30% but <=50% AMI)	34	15.2%	
Low income (>50% but <80% AMI)	5	2.2%	
Families with children	153	68.3%	
Elderly families	18	8.0%	
Families with Disabilities	4	1.8%	
White	5	2.2%	
Race/Black	219	97.8%	
Hispanic	0	0.0%	
Other	0	0.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	58	25.9%	

Housing Needs of Families on the Waiting List			
2 BR	95	42.4%	
3 BR	67	29.9%	
4 BR	4	1.8%	
5 BR	0		
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.

As previously stated Donaldsonville is the Parish Seat of Ascension Parish but is considered to be on the less economic vibrant side of the River. An analysis of the current DHA waiting list indicates that there has been yet another increase in applicants on the waiting list; this time a 20% jump over last year. The percentage of extremely low income families (at or below 30% AMI), has decreased slightly to 81% of the applicants. Now over 15% of applicants are from low-income families which is up a small amount over last year, and families with children is down to 68% which is a 10% decrease. Of major concern however, with respect to the effort to achieve continued improvements to balance occupancy is that the percentage of white families on the waiting list again decreased to 2%, which is where it was year before last.

The annual turnover rage has reduced to 5% of the waiting list. Some of the units are off-line for Modernization improvements but otherwise occupancy remains high so at the present rate it will take the DHA over 15 years to house everyone on the waiting list. The DHA is working to improve the condition of its units so that any turn around time is minimal.

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

During the time of recovery from Hurricane Katrina and Hurricane Rita the DHA is cooperating and assisting HUD to address the housing needs of displaced residents of the affected areas. The housing authority is presently assisting four of those displaced families.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 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 2005 grants)		
a) Public Housing Operating Fund	252,236	
b) Public Housing Capital Fund	225,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
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)		
2004 CFP	25,000	Improvements
2005 CFP	250,000	Improvements
2006 CFP	222,000	Improvements
3. Public Housing Dwelling Rental Income	281,990	Operations
4. Other income (list below)		
Investment Income	8,470	
Other Income	8,410	
Non Dwelling Rent		
4. Non-federal sources (list below)		
Total resources	1,273,100	

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- 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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: 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)
- Other (list below)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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:

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)_____
- Other (list below)

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

(2) Flat Rents

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)

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. 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:

The PHA has an Exec Director, an Admin Assistant, and a Housing Manager who take care of all of the administrative duties of the authority. The PHA has a Maintenance staff to provide for maintenance.

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	152	12
Section 8 Vouchers		
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)

- a) Donaldsonville Housing Authority Operations Manual
 - * Admissions and Continued Occupancy Policy (ACOP)
 - * Special EEO Housing Policy
 - * Maintenance Policy and Preventive Maintenance Plan
 - * Utility Policy
 - * Procurement Policy
 - * Grievance Policy
 - * Resident Initiative Policy and Procedures
 - * Pet Policy
 - * Financial and Asset Policies
 - * Other management policies
 - * HUD MOA for management improvements

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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) **la043b01**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(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 (state name **la043c01**)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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:

- 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: LA 43-2	
1b. Development (project) number:	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/> 6 Approved 2 Additional under De Minimis applied for	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected: 8	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: By 12/31/06	
b. Projected end date of activity: By 12/31/06	

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:

- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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:	
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

B. 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 (1)]

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 has 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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 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)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

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)

Drug activity not conducive to comfortable living in such a small development.

2. What information or data did the PHA use 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)

LA 43-1 and La 43-2

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)

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)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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)]

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)

- 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)

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)
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)

Certification Attached

D. Other Information Required by HUD

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

19. Required Attachments

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

Attachment "A1": Admissions Policy for Deconcentration Donaldsonville Housing Authority

Summary of Procedures of Tenant Selection and Assignment

To Promote Deconcentration, Racial Balance, and Equal Opportunity

1. The Donaldsonville Housing Authority shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. If it appears that the requirement to house extremely low-income families will not be met, the PHA will skip families on the waiting list to reach other families with a lower or higher income. The PHA will accomplish this in a uniform and non-discriminating manner.
2. The PHA shall make every effort possible to provide for de-concentration of poverty and incomes mixing in its communities by bringing higher income residents into lower income developments and lower income resident into higher income developments.
3. The PHA shall also make every effort possible to provide for improved racial balance in its communities by strictly adhering to the Applicant Assignment Plan outlined below. This plan provides for Tenant Selection and Assignment in a manner that does not allow for "Freedom of Choice" and ensures that there is no "steering" of residents to one site or another. These procedures will be implemented rigorously and will allow the DHA to designate and assign the next Ranking Rentable Unit to the next Ranking Applicant Family, which are matched without regard to race, choice, or some other discriminatory factor.
4. Selection of applicant families for making offers of dwelling units shall be performed by matching the ranking unit to the applicant as follows:
 - a) The Ranking Rentable Unit is that rentable dwelling unit which is located in the neighborhood having the greatest number of the same bedroom size and type of rentable vacant units. A "rentable unit" is a vacant unit which has been prepared for re-occupancy, and which is not encumbered by an offer that has been made but not yet accepted or rejected.
 - b) If there are two equal "Rentable Units" with one located in each of the two sites of the DHA, the Ranking Rentable Unit will be that one located in the site where there is the greater need to improve the racial balance of the housing authority community.
 - c) The Ranking Applicant Family is that eligible family with the earliest date and time of application.
5. When the ranking applicant is matched to the specific ranking units, that dwelling unit becomes "unrentable" until the offer made is accepted or rejected. Upon receipt of the initial offering, the applicant shall have three business days to accept or reject the apartment. Failure to give an answer within the prescribed time period shall be counted as rejection of the offer. Failure to respond to an offering will result in a withdrawal of the offer and the applicant will be returned to the bottom or removed from the wait list.

6. When an applicant refuses an offer of an apartment, the application shall be returned to the waiting list, being assigned (for processing purposes only) the lowest priority and an application date and time, which corresponds to the date of the refusal. Upon return to the top of the waiting list, such an applicant would be made an offer in accordance with the provisions of this policy. Upon refusal of the second such offer, including any in neighborhoods previously refused, and unless there are extenuating circumstances acceptable to the PHA for the refusal, the applicant shall be removed from the waiting list and classified as inactive for a period of twelve months.

7. If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and presents clear evidence of his inability to move to the PHA's satisfaction, refusal of the offer shall not count as one of the number of allowable refusals permitted the applicant before placing his name at the bottom of the eligible applicant list, or placing the application in the inactive status.

Attachment “A2”: Most recent board-approved operating budget
Donaldsonville Housing Authority

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

This attachment also submitted in hard copy by mail.

Attachment “B” : FY 2007 Capital Fund Program Annual Statement
Donaldsonville Housing Authority

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

This attachment also submitted in hard copy by mail.

20. Optional Attachments

Attachment “C” : FY 2007 Capital Fund Program 5-Year Action Plan Donaldsonville Housing Authority

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

This attachment also submitted in hard copy by mail.

21. Performance and Evaluation Reports

Attachment “D” :
Donaldsonville Housing Authority

**FY 2002 CFP Program [LA48P 043 50102]
Final Performance and Evaluation Report
Period Ending 03/31/06**

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

This attachment also submitted in hard copy by mail.

Attachment “E” :
Donaldsonville Housing Authority

FY 2003-01 CFP Program [LA48P 043 50103]
Final Performance and Evaluation Report
Period Ending 06/30/06

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

This attachment also submitted in hard copy by mail.

Attachment "F" :
Donaldsonville Housing Authority

FY 2003-02 CFP Program [LA48P 043 50203]
Final Performance and Evaluation Report
Period Ending 06/30/06

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

This attachment also submitted in hard copy by mail.

Attachment “G”:
Donaldsonville Housing Authority

**FY 2004 CFP Program [LA48P 043 50104]
Performance and Evaluation Report
Period Ending 06/30/06**

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

This attachment also submitted in hard copy by mail.

Attachment “H”:
Donaldsonville Housing Authority

**FY 2005 CFP Program [LA48P 043 50105]
Performance and Evaluation Report
Period Ending 06/30/06**

This Attachment Submitted as a Separate File Named: la043h01 (Microsoft Excel)

This attachment also submitted in hard copy by mail.

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50107	FFY of Grant Approval 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision Number)
 Performance & Evaluation Report for Period Ending / / Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	10,000.00			
3	1408 Management Improvements Soft Costs	50,000.00			
	Management Improvements Hard Costs	0.00	10,000.00		
4	1410 Administration	0.00	50,000.00		
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	30,050.00		
7	1430 Fees and Costs	30,050.00	29,100.00		
8	1440 Acquisition	0.00	92,700.00		
9	1450 Site Improvement	29,100.00	6,000.00		
10	1460 Dwelling Structures	92,700.00	5,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable	6,000.00	1,000.00		
12	1470 Nondwelling Structures	5,000.00	2,000.00		
13	1475 Nondwelling Equipment	1,000.00	0.00		
14	1485 Demolition	0.00	225,850.00		
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	2,000.00			
18	1498 Development Activities	0.00			
19	Collateralization Expenses or debt Service	0.00			
20	1502 Contingency (May not exceed 8% of line 20)	0.00			
21	Amount of Annual Grant (Sum of Lines 2 - 19)	225,850.00			
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	38,000.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			

Signature of Executive Director and Date RUTH W. FRANKLIN	Signature of Public Housing Director/Office of Native American Programs Administrator and Date July 28, 2006
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name:				Capital Fund Grant Number		FFY of Grant Approval		
DONALDSONVILLE HOUSING AUTHORITY				LA48P 043 50107		2007		
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 43-1, 2	1450 SITE IMPROVEMENTS REPLACE SIDEWALKS WITH NEW 5' WALKS FOR DRAINAGE AND TO ACCOMMODATE MOTORIZED WHEELCHAIRS LANDSCAPE WORK/DIRT FILL REPAIR/REPLACE SIDEWALKS FOR VISITAILITY	1450	600 LF	21,600				
				2,500				
				5,000				
				29,100				
LA 43-1	1460 DWELLING IMPROV INSTALL NEW CENTRAL HEAT/COOL UNIT + INSUL IN 2 APTS MISC REAC INSPECTION REPAIR SUB TOTAL	1460		10,000				
				5,000				
				15,000				
43-2	INSTALL NEW CENTRAL HEAT/COOL UNIT + INSUL IN 4 APTS MISC REAC INSPECTION REPAIR REPLACE 30 HOODS MODIFY KITCHEN CAB (4 UNITS) REHABILITATE BATHS (4 UNITS) REHABILITATE KITCHENS (4 UNITS) REPLACE FLOORING (4 UNITS) INTERIOR PAINTING (4 UNITS) SUB TOTAL	1460		20,000				
				5,000				
				12,500				
				8,000				
				8,000				
				9,000				
				7,200				
				8,000				
				77,700				
	TOTAL DWELL IMPRV	1460		92,700				
	1470 NON-DWELLING STRUCTURES RENOVATION TO COMMUNTY ROOM	1470		5,000				
				111,800				
PAGE TOTAL								
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50107		FFY of Grant Approval 2007			
Development	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
PHA WIDE	1406 OPERATIONS			10,000					
	1408 MANAGEMENT IMPROVEMENTS								
	STAFF/RESIDENT TRAINING			2,000					
	MAINT TRAINING			1,500					
	TUTOR PROGRAM			5,500					
	POLICE SECURITY PATROL			38,000					
	FAMILY TRAINING PRG			1,500					
		SUB TOTAL SOFT COSTS			48,500				
	OFFIEC EQUIPMENT			1,500					
		SUB TOTAL HARD COSTS			1,500				
		TOTAL MGMT IMPROVEMENTS	1408		50,000				
		1430 FEES AND COSTS							
		A. A/E FEES			14,000				
		B. CFP GRANT ADMIN CONSULTANT			10,000				
		C. CFP ANNUAL STATEMENT			2,500				
		D. AGENCY PLAN			1,500				
		E. ACCOUN TING			1,800				
		F. ADV/RECORDATION/MISC COSTS			250				
			1430		30,050				
		1465 DWELLING EQUIP							
	APPLIANCES (8 SETS)	1465		6,000					
	1475 NON-DWELLING EQUIPMENT								
	MAINT EQUIP			1,000					
		1475		0					
				1,000					
	1495 RELOCATION								
		1495		2,000					
	1502 CONTINGENCY								
	A. PROGRAM CONTINGENCY	1502		0					
		PAGE TOTAL		87,050	0				

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

2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

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

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50107	FFY of Grant Approval 2007
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Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	09/30/09			09/30/10			
LA 43-2	09/30/09			09/30/10			
PHA WIDE	09/30/09			09/30/10			

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Five-Year Action Plan
Part I: Summary**

FY 2007 - FY 2011

Attachment "C"

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DONALDSONVILLE HA 2007

Capital Fund Program (CFP)

HA Name: DONALDSONVILLE HOUSING AUTHORITY		Locality: (City/County & State) DONALDSONVILLE, ASCENSION, LOUISIANA		Original <u> X </u>	Revision No. _____
A. DEVELOPMENT NUMBER/NAME	Work Statement For Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008	Work Statement for Year 3 FFY: 2009	Work Statement for Year 4 FFY: 2010	Work Statement for Year 5 FFY: 2011
GEN SITEWORK	See Annual Statement	38,500	82,500	7,500	5,000
LA 43-1		22,500	15,000	22,500	69,500
LA 43-2		60,700	25,000	40,700	51,700
SUBTOTAL DWELLING IMPROVEMENTS		121,700	122,500	70,700	126,200
APPLIANCES		5,000	5,000	5,000	5,000
NON-DWELLING EQUIP		1,000	1,000	20,000	1,000
RELOCATION		2,500	2,500	2,500	2,500
B. SUBTOTAL		130,200	131,000	98,200	134,700
C. MANAGEMENT IMPROVEMENTS		50,000	50,000	50,000	50,000
D. HA-WIDE NON DWELLING BUILDINGS		5,000	5,000	40,000	2,500
E. ADMINISTRATION		0	0	0	0
F. FEES AND COSTS		32,100	32,100	32,100	32,100
G. OPERATIONS		10,000	10,000	10,000	10,000
H. DEMOLITION		0	0	0	0
I. REPLACEMENT RESERVE		0	0	0	0
J. MOD USED FOR DEVELOPMENT	0	0	0	0	
K. TOTAL CFP FUNDS	227,300	228,100	230,300	229,300	
L. TOTAL NON-CFP FUNDS	0	0	0	0	
M. GRAND TOTAL	227,300	228,100	230,300	229,300	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		
_____ RUTH W. FRANKLIN			_____ July 28, 2006		

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

Attachment "D" Final Report
U.S.Department of Housing and Urban Development
Office of Public and Indian Housing

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50102	FFY of Grant Approval 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending 03/31/2006		<input type="checkbox"/> Revised Annual Statement (Revision Number ____) <input checked="" type="checkbox"/> Final Performance and Evaluation Report
		BUD REV 3

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00		0.00	0.00
2	1406 Operations	26,268.30		26,268.30	26,268.30
3	1408 Management Improvements Soft Costs	36,000.00		36,000.00	36,000.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	48,322.00		48,322.00	48,322.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	5,000.00		5,000.00	5,000.00
10	1460 Dwelling Structures	143,826.70		143,826.70	143,826.70
11	1465.1 Dwelling Equipment - Nonexpendable	5,023.00		5,023.00	5,023.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	18,000.00		18,000.00	18,000.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	3,080.00		3,080.00	3,080.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 19)	285,520.00		285,520.00	285,520.00
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date <div style="text-align: right;">June 15, 2006</div> <hr style="width: 30%; margin-left: 0;"/> RUTH W. FRANKLIN	Signature of Public Housing Director/Office of Native American Programs Administrator and Da
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50102		FFY of Grant Approval 2002		BUD REV 3
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 43-1	1450 SITE IMPROVEMENTS REPAIR/REPLACE SIDEWALKS FOR VISITABILITY	1450		2,500.00				
LA 43-2	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY	1450		2,500.00				
				5,000.00		5,000.00	5,000.00	
43-1	1460 DWELLING IMPROV REPAIR EXTERIOR STORAGE BLDGS	1460		65,000.00				
		1460		65,000.00				
43-2	REPAIR EXTERIOR STORAGE BLDGS INTERIOR PAINTING	1460		78,826.70				
	SUBTOTAL			78,826.70				
	TOTAL 1460	1460		143,826.70		143,826.70	143,826.70	
	1470 NON-DWELLING STRUCTURES	1470		0.00				
	PAGE TOTAL			148,826.70	0.00	148,826.70	148,826.70	

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

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

**Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50102		FFY of Grant Approval 2002		BUD REV 3	
Development	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
PHA WIDE	1406 OPERATIONS			0	26,268	26,268	26,268		
	1408 MANAGEMENT IMPROVEMENTS								
	STAFF/RESIDENT TRAINING			2,000.00					
	MAINT TRAINING			1,500.00					
	TUTOR PROGRAM			7,500.00					
	POLICE SECURITY PATROL			21,500.00					
	PREVENTIVE MAINTENANCE PROGRAM			2,500.00					
	FAMILY TRAINING PRG			1,000.00					
	SUB TOTAL SOFT COSTS			36,000.00		36,000.00	36,000.00		
	COMPUTER/OFFICE EQUIP								
	SUB TOTAL HARD COSTS			0.00		0.00	0.00		
	TOTAL MGMT IMPROVEMENTS		1408	36,000.00		36,000.00	36,000.00		
	1430 FEES AND COSTS								
	A. A/E FEES			32,322.00					
	B. CFP GRANT ADMIN CONSULTANT			10,000.00					
	C. CFP ANNUAL STATEMENT			2,500.00					
	D. AGENCY PLAN			1,500.00					
	E. ACCOUN TING			2,000.00					
	F. ADV/RECORDATION/MISC COSTS			0.00					
			1430	48,322.00		48,322.00	48,322.00		
1465 DWELLING EQUIP									
APPLIANCES		1465	5,023.00		5,023.00	5,023.00			
1475 NON-DWELLING EQUIPMENT									
MAINT TRUCK			18,000.00						
COMPUTER			0.00						
		1475	18,000.00		18,000.00	18,000.00			
1495 RELOCATION									
		1495	3,080.00		3,080.00	3,080.00			
1502 CONTINGENCY									
A. PROGRAM CONTINGENCY		1502	0.00						
		PAGE TOTAL	110,425.00	26,268.30	136,693.30	136,693.30			

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

2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

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

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50102	FFY of Grant Approval 2002	BUD REV 3
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Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 70-1	09/30/04		05/30/04	09/30/05	09/30/06	03/31/06	REVISED DUE TO BANKRUPTCY OF CONTRACTOR
LA 70-2	09/30/04		05/30/04	09/30/05	09/30/06	03/31/06	
PHA WIDE	09/30/04		05/30/04	09/30/05	09/30/06	03/31/06	

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part I: Summary**

Attachment "E"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50103	FFY of Grant Approval 2003-01
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision Number ____)
<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year Ending 06/30/06	<input type="checkbox"/> Final Performance and Evaluation Report	BUD REV 1

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	35,519.36		38,374.86	38,374.86
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	30,420.50		30,420.50	4,900.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	5,200.00		3,297.50	0.00
10	1460 Dwelling Structures	162,486.50		162,486.50	108,561.20
11	1465.1 Dwelling Equipment - Nonexpendable	953.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	342.64		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 19)	234,922.00		234,579.36	151,836.06
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date RUTH W. FRANKLIN July 28, 2006	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50103		FFY of Grant Approval 2003-01		BUD REV 1
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 43-1	REPAIR/REPLACE SIDEWALKS FOR DRAINAGE + VISITABILITY	1450						
LA 43-2	REPLACE STORM DRAINAGE SYSTEM							
LA 43-2	REPAIR/REPLACE SIDEWALKS FOR VISITABILITY							
		1450		5,200.00		3,297.50		
	1460 DWELLING IMPROV							
43-1	REPLACE EXT DOORS/SCRN DOORS	1460		31,200.00				
				85,000.00				
43-2	INTERIOR PAINTING	1460	16	30,270.00				
				16,016.50				
	TOTAL 1460	1460		162,486.50		162,486.50	108,561.20	
	1470 NON-DWELLING STRUCTURES	1470						
				0.00				
		PAGE TOTAL		167,686.50				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. 2) To be completed for the Performance and Evaluation Report								
Signature of Executive Director and Date					Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50103		FFY of Grant Approval 2003-01	BUD REV 1
Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	06/30/05		06/30/06				
LA 43-2	06/30/05		06/30/06				
PHA WIDE	06/30/05		06/30/06				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

Attachment "F"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50203	FFY of Grant Approval 2003-02
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision Number)
 Performance & Evaluation Report for Program Year Ending **06/30/06** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	0.00		0.00	0.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	46,819.00		46,819.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 19)	46,819.00		46,819.00	0.00
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	0.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			
		0.00			

Signature of Executive Director and Date RUTH W. FRANKLIN July 28, 2006	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50203		FFY of Grant Approval 2003-02		
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
43-2	1460 DWELLING IMPROV INTERIOR PAINTING	1460		46,819				
				TOTAL 1460				
				46,819		46,819.00		
		PAGE TOTAL		46,819				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50203		FFY of Grant Approval 2003-02		
Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
LA 43-2	12/31/05		09/30/05	12/31/06				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

Attachment "G"

U.S.Department of Housing and Urban Development

Office of Public and Indian Housing

Report as of 06/30/01

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50104	FFY of Grant Approval 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision Number)
 Performance & Evaluation Report for Program Year Ending **06/30/06** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements Soft Costs	42,250.00		40,039.52	40,039.52
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	35,000.00		10,000.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	30,000.00		0.00	0.00
10	1460 Dwelling Structures	140,750.00		139,181.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	6,064.00		0.00	0.00
12	1470 Nondwelling Structures	15,000.00		0.00	0.00
13	1475 Nondwelling Equipment	1,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	2,000.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 19)	272,064.00		189,220.52	40,039.52
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	20,000.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			

Signature of Executive Director and Date RUTH W. FRANKLIN July 28, 2006	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages**

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

HA Name:				Capital Fund Grant Number		FFY of Grant Approval		
DONALDSONVILLE HOUSING AUTHORITY				LA48P 043 50104		2004		
Number/Name	General Description of Major Work Categories	Development Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Propose Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
LA 43-1, 2	1450 SITE IMPROVEMENTS REPLACE/MOFIFY SIDEWALKS FOR DRAINAGE AND TO ACCOMMODATE MOTORIZED WHEELCHAIRS REPAIR/REPLACE SIDEWALKS FOR VISITAILITY	1450	750	25,000.00				
					5,000.00			
					30,000.00			
43-1	1460 DWELLING IMPROV REPLACE EXT SCRN DOORS REHABILITATE BATHS (10 UNITS) REHABILITATE KITCHENS (10 UNITS) REPLACE FLOORING (10 UNITS) INTERIOR PAINTING (10 UNITS) REPLACE ROOFING SUB TOTAL			10,000.00 20,000.00 42,750.00 18,000.00 20,000.00 110,750.00		139,181.00		
43-2	DEMOLITION OF FLOOD DAMAGED APARTMENTS SUB TOTAL			30,000.00 30,000.00				
	TOTAL DWELL IMPRV	1460		140,750.00		139,181.00		
	1470 NON-DWELLING STRUCTURES STORAGE BLDG FOR EQUIP AND MATERIALS	1470		15,000.00				
	PAGE TOTAL			50,000.00				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. 2) To be completed for the Performance and Evaluation Report								
Signature of Executive Director and Date					Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50104		FFY of Grant Approval 2004		
Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
LA 43-1	09/13/06			09/13/08				
LA 43-2	09/13/06			09/13/08				
PHA WIDE	09/13/06			09/13/08				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. 2) To be completed for the Performance and Evaluation Report								
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

Attachment "H"
U.S.Department of Housing and Urban Development
Office of Public and Indian Housing BUD REV 1

HA Name: DONALDSONVILLE HOUSING AUTHORITY	Capital Fund Grant Number LA48P 043 50105	FFY of Grant Approval 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year Ending 06/30/06		<input type="checkbox"/> Revised Annual Statement (Revision Number ____) <input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements Soft Costs	50,500.00		20,000.00	9,432.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	32,823.00		10,000.00	0.00
8	1440 Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	20,000.00		0.00	0.00
10	1460 Dwelling Structures	84,400.00		0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	6,000.00		0.00	0.00
12	1470 Nondwelling Structures	15,000.00		0.00	0.00
13	1475 Nondwelling Equipment	1,000.00		0.00	0.00
14	1485 Demolition	40,000.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	2,000.00		0.00	0.00
18	1498 Development Activities	0.00		0.00	0.00
19	Collateralization Expenses or debt Service	0.00		0.00	0.00
20	1502 Contingency (May not exceed 8% of line 20)	0.00		0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 19)	251,723.00		30,000.00	9,432.00
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security Soft Costs	30,000.00			
25	Amount of Line 21 Related to Security Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			
		0.00			

Signature of Executive Director and Date RUTH W. FRANKLIN July 28, 2006	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement - Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule**

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

HA Name: DONALDSONVILLE HOUSING AUTHORITY				Capital Fund Grant Number LA48P 043 50105		FFY of Grant Approval 2005	BUD REV 1
Number/Name	All Funds Obligated (Qtr Ending Date)			All Funds Expended (Qtr Ending Date)			Reasons for Revised target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
LA 43-1	09/30/07		09/30/08				
LA 43-2	09/30/07		09/30/08				
PHA WIDE	09/30/07		09/30/08				
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Operating Budget

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

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for Instructions and the Public reporting burden statement

DUNS Number : 93543304

a. Type of Submission [X] Original [] Revision No. :	b. Fiscal Year Ending December 31, 2006	c. No. of months [X] 12 mo.	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the City of Donaldsonville			
f. Address (city, State, zip code) 1501 St. Patrick Street, Donaldsonville, LA 70346			
g. ACC Number FW-1260	h. PAS/LOCCS Project No. LA 043-001, 002	i. HUD Field Office New Orleans, LA	

j. No. of Dwelling Units 159	k. No. of Unit Months Available 1,908	m. No. of Projects 2
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 2005 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserves						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	\$140.91	\$140.84	\$153.59	\$281,990		
080	3120	Excess Utilities	\$5.03	\$4.72	\$4.72	\$9,010		
090	3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$145.94	\$145.56	\$158.31	\$291,000		
110	3610	Interest on General Fund Investments	\$5.07	\$5.50	\$4.44	\$8,470		
120	3690	Other Operating Receipts	\$4.45	\$4.19	\$4.41	\$8,410		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$155.46	\$155.25	\$167.16	\$307,880		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	\$32.95	\$45.03	\$45.81	\$87,410		
150	4130	Legal Expense	\$0.26	\$0.79	\$0.79	\$1,500		
160	4140	Staff Training	\$2.62	\$2.94	\$6.08	\$11,600		
170	4150	Travel	\$8.33	\$8.86	\$8.86	\$16,900		
180	4170	Accounting Fees	\$3.52	\$3.52	\$3.52	\$6,720		
190	4171	Auditing Fees	\$2.62	\$5.19	\$5.16	\$9,850		
200	4190	Other Administrative Expenses	\$12.70	\$13.05	\$13.05	\$24,900		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$63.00	\$79.38	\$83.27	\$158,880		
Tenant Services:								
220	4210	Salaries	\$0.00	\$0.00	\$0.00	\$0		
230	4220	Recreation, Publications and Other Services	\$0.94	\$2.20	\$2.20	\$4,200		
240	4230	Contract Costs, Training and Other	\$1.26	\$1.31	\$1.31	\$2,500		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$2.20	\$3.51	\$3.51	\$6,700		
Utilities:								
260	4310	Water	\$13.43	\$13.36	\$12.96	\$24,740		
270	4320	Electricity	\$3.27	\$3.69	\$5.81	\$11,080		
280	4330	Gas	\$0.24	\$0.29	\$0.42	\$810		
290	4340	Fuel	\$0.00	\$0.00	\$0.00	\$0		
300	4350	Labor	\$0.00	\$0.00	\$0.00	\$0		
310	4390	Other utilities expense	\$0.00	\$0.00	\$0.00	\$0		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$16.94	\$17.34	\$19.19	\$36,630		

Name of PHA / IHA

Housing Authority of the City of Donaldsonville

Fiscal Year Ending

December 31, 2006

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 2005 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	\$30.40	\$39.69	\$41.18	\$78,580		
340	4420	Materials	\$15.72	\$18.87	\$18.87	\$36,000		
350	4430	Contract Costs	\$7.54	\$7.65	\$7.65	\$14,590		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$53.66	\$66.21	\$67.70	\$129,170		
Protective Services:								
370	3110	Labor	\$0.00	\$0.00	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	3190	Contract Costs	\$10.48	\$10.48	\$10.48	\$20,000		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$10.48	\$10.48	\$10.48	\$20,000		
General Expense:								
410	4510	Insurance	\$28.56	\$30.39	\$32.26	\$61,550		
420	4520	Payments in Lieu of Taxes	\$12.37	\$12.29	\$13.33	\$25,440		
430	4530	Terminal Leave Payments	\$0.00	\$0.00	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$26.97	\$30.75	\$31.34	\$59,790		
450	4570	Collection Losses	\$1.31	\$1.31	\$1.31	\$2,500		
460	4590	Other General Expense	\$0.79	\$1.31	\$1.31	\$2,500		
470	Total	General Expense (sum of lines 410 to 460)	\$70.00	\$76.05	\$79.55	\$151,780		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$216.28	\$252.97	\$263.70	\$503,160		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)						
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	\$25.16	\$13.10	\$13.10	\$25,000		
520	7520	Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0		
530	7540	Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$25.16	\$13.10	\$13.10	\$25,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$241.44	\$266.07	\$276.80	\$528,160		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0.00	\$0.00	\$0		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$241.44	\$266.07	\$276.80	\$528,160		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$85.98)	(\$110.82)	(\$109.64)	(\$220,280)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects:Current Yr						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op.Sub:-Cur.Yr. (before year-end adj)			\$132.20	\$252,236		
640		Mandatory PFS Adjustments (net):			\$0.00	\$0		
650		Other (specify):						
660		Other (specify):						
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$0.00	\$0.00	\$0		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$112.59	\$135.97	\$132.20	\$252,236		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$112.59	\$135.97	\$132.20	\$252,236		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	\$26.61	\$25.15	\$22.56	\$31,956		

Name of PHA / IHA Housing Authority of the City of Donaldsonville	Fiscal Year Ending December 31, 2006
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		Operating Reserve	PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year				
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	\$251,580	

Part II - Provision for and Estimated or Actual Operating Reserve at FY End				
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	December 31, 2004	\$448,643
790		Provision for Operating Reserve - Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	December 31, 2005	\$50,331
		<input type="checkbox"/> Actual for FYE	December 31, 2005	
800		Operating Reserve at End of Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	December 31, 2005	\$498,974
		<input type="checkbox"/> Actual for FYE	December 31, 2005	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE	December 31, 2006	
		Enter Amount from Line 700		\$31,956
820		Operating Reserve at End of Requested Budget Year Estimated for FYE	December 31, 2006	
		(Sum of lines 800 and 810)		\$530,930
830		Cash Reserve Requirement:	0% % of line 480	\$0

Comments

PHA / IHA Approval

Name _____

Title _____

Signature _____

Date _____

Field Office Approval

Name _____

Title _____

Signature _____

Date _____