

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008 REVISED

**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: HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
PHA Number: LA003

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1153
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2377

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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 PHA's mission is: (state mission here) **To provide and promote affordable housing in an environment offering an enhanced quality of life, while taking a holistic approach in stabilizing and preparing families for opportunities that will meet their socio-economic needs, moving towards self-sufficiency and ultimately homeownership.**

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 90+
 - Improve voucher management: (SEMAP score) High Performer
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
97% rents collected, decrease vacancies by 5-10%; 100% inspection of units/buildings; and 98-100% Section 8 lease-up/utilization
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Consideration given to the pursuit of HOPE VI demolition grant for Hospital Plaza

- 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)**Stringent tenant screening; strict enforcement of occupancy and “one strike” policies; and strict enforcement of lease**

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)

MOA with community-based organizations

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2009**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Section 8 Homeownership Program, HOPE VI Revitalization, Demolition of P.H., Asset Management, Strategic Plan Implementation w/demolition and reconstruction of ACC and non-ACC units, Non-Profit PFP Tax Credit Projects (SEE NARRATIVE, Attachment la003k01)

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **la003a01**
- FY 2008 Capital Fund Program Annual Statement **la003b01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member **la003c01**
- Community Service Description of Implementation **la003d01**
- Information on Pet Policy **la003e01**
- Section 8 Homeownership Capacity Statement, if applicable **la003f01**
- Description of Homeownership Programs, if applicable **la003g01**

Optional Attachments:

- PHA Management Organizational Chart **la003h01**
- FY 2008 Capital Fund Program 5 Year Action Plan **la003i01**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **la003j01**
- Other (List below, providing each attachment name)
PHA Plan Narrative **la003k01**
CFP Performance and Evaluation Reports **la003l01, la003m01**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	other approved proposal for development of public housing	
	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
X	Policies governing any Section 8 Homeownership program <input checked="" 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report 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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	16,190	5	5				
Income >30% but <=50% of AMI	13,234	5	5				
Income >50% but <80% of AMI	11,502	5	5				
Elderly	5,250	5	5				
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: 2005-2009
- 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 As of May 30, 2008			
<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	1192		
Extremely low income <=30% AMI	1094	92%	
Very low income (>30% but <=50% AMI)	58	5%	
Low income (>50% but <80% AMI)	16	3%	
Families with children	1021	86%	
Elderly families	41	3%	
Families with Disabilities	130	11%	
Race/ethnicity	12 W	1%	
Race/ethnicity	1177 B	99%	
Race/ethnicity	3 Other	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	386	32%	
2 BR	367	31%	
3 BR	368	31%	
4 BR	70	6%	
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Varies by site. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	630		
Extremely low income <=30% AMI	Not available during acceptance of pre-app. process		
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

Housing Needs of Families on the Waiting List			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 20 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Set Asides and Witness Protection			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- 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 **(To Be Considered)**
- 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		
a) Public Housing Operating Fund	3,404,977	
b) Public Housing Capital Fund	1,717,631	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,249,176	
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)		
CFP2007	809,054	Capital Improvements
3. Public Housing Dwelling Rental Income	1,547,429	Public Housing Operations
4. Other income (list below)		
Late Fees	25,000	Public Housing Operations
4. Non-federal sources (list below)		
Private Funding-Sale of Homes	3,600,000	HOPE VI
State Dept. of Education	70,000	Resident Program

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	30,423,267	

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: (state number)
- When families are within a certain time of being offered a unit: **90 Days**
- 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) In process of establishing.

(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? **14**

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? **3**

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 **Information Only**
- 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:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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: **All Developments**

- 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:
Zion Terrace and Roosevelt Terrace

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:
Duane St., Capitol Square, and Scotland Villa

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)

To be determined and published at time of application process.

(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:

Hard-to-House, Illness, Landlord Refusal

(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)
Elderly and Disabled

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)
Elderly and Disabled

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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:

Flat Rent Option

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)

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)
Federal Register FR-5018-N-02

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)

This option will change according to the local market. PHA notes that HUD approval may be needed.

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)

Rent Comparables

(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:

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	929	216
Section 8 Vouchers	2800	140
Section 8 Certificates		
Section 8 Mod Rehab	24	4
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Project-Based Set Aside		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
DVP	175	Program to end during FY175
DHAP	800	Program to end during FY800

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)
EBRPHA Admissions and Continued Occupancy
Maintenance Plan
- (2) Section 8 Management: (list below)
Administrative Plan, Owner's Guidebook

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) **la003b01**

-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 **la003j01**)

-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: **RiverSouth**
2. Development (project) number: LA003004
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? **Under Consideration**
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:

**Consideration on Colonial Courts and/or Sharlo Terrace
Redevelopment**

- 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: Hospital Plaza
1b. Development (project) number: LA003007
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Pending Market Analysis
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (09/01/2008)
5. Number of units affected: 95
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Conditioned on HUD Approval a. Actual or projected start date of activity: 12/2008 b. Projected end date of activity: 03/2009

Demolition/Disposition Activity Description	
1a. Development name: Turner Plaza	
1b. Development (project) number: LA003005	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(03/01/2009)</u>	
5. Number of units affected: 48	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity: Conditioned on HUD Approval	
a. Actual or projected start date of activity: 06/2009	
b. Projected end date of activity: 09/2009	

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: Turner Plaza	
1b. Development (project) number: LA003005	
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/01/2008)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 249	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Colonial Courts	
1b. Development (project) number: LA003010	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/01/2008)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 100	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202

of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
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:

Current, in good standing participant for minimum of 1 year in HCV Program. Current FSS participants have preference. Complete program criteria and policy is located in EBRPHA HCV HOMEOWNERSHIP PROGRAM policy as addendum to HCV Administrative Plan.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

		selection/specific criteria/other)		both)
<i>Department of Education</i>	90 Youth	3 On-Site	Monte Sano, Ardenwood Village, Kelly Terrace	Public Housing
<i>O'Brien House</i> Drug Prevention & Education for youth and Adult Parenting Program	40 Families	Community Outreach	Clarksdale, Ardenwood Village, Wood Plaza, Zion Terrace, Roosevelt Terrace, & Scotland Villa	Public Housing
<i>Volunteers of America</i>	30 Elderly /Disabled Families	Referral	Turner Plaza	Public Housing
<i>Boy Scouts</i>	40	Recruitment	Clarksdale, Ardenwood Village, Zion Terrace, Roosevelt Terrace, Capitol Square & Scotland Villa	Public Housing Youth
<i>HOPE VI Neighborhood Networks</i>		CSS Referral and Recruitment	McKinley H6 Office/Turner Plaza	Both
<i>HOPE VI Community and Support Services Program</i>	16 Families and 42 Members	Referral	H6 CSS Services	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 05/01/08)
Public Housing	0	0
Section 8	0	18

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? **The EBRPHA has fulfilled requirements; program is voluntary.**

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)

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)

Zion Terrace

Roosevelt Terrace

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)

Community Policing Program (BRPD)

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

All developments are included in activities.

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)

All Developments

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)] SEE ATTACHMENT

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? Due 06/30/08
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: NO COMMENTS; There is no active RAB.

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: City of Baton Rouge, Parish of East Baton Rouge
- 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)

D. Other Information Required by HUD

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

Deconcentration Analysis Year 2008

Average Income for HA-Wide General Occupancy Developments – 9,824
Established Income Range (EIR) – 8,350 – 11,298

Development #	Development	Avg. Income	EIR Range
LA003001	Monte Sano	9,478	Within
LA003002	Clarksdale	9,811	Within
LA003004	Duane	11,999	Above
LA003005	Turner	N/A	
LA003006	Ardenwood	10,011	Within
LA003008	Kelly Terrace	9,357	Within
LA003009	Wood Plaza	8,576	Within
LA003010	Colonial Courts	N/A	
LA003011	Zion Terrace	7,310	Below
LA003012	Roosevelt	7,446	Below
LA003013	Capital Square	12,927	Above
LA003014	Scotland Villa	11,328	Above
LA003015	Sharlo Terrace	N/A	

Deconcentration Policy

1. If, at annual review, there are found to be development(s) with average incomes above or below the Established Income Range (EIR), and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the HA shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments.
2. Skipping a family on the waiting list to reach another family in an effort to further the goals of the HA's deconcentration policy:
 - a. If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.
 - b. If a unit becomes available at a development above the EIR, the first eligible family on the waiting list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.
3. Skipping of families for deconcentration purposes will be applied uniformly to all families.
4. A family has the sole discretion whether to accept an offer of a unit made under the HA's deconcentration policy. The HA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, the HA shall uniformly limit the number of offers received by applicants.
5. If the average incomes of all general occupancy developments are within the Established Income Range, the HA will be considered to be in compliance with the deconcentration agreement.
6. Nothing in the deconcentration policy relieves the HA of the obligation to meet the income targeting requirements.

HA incentives for Higher Income Families

The HA may offer certain incentives to families with incomes above the EIR willing to move into a development with average income below the EIR.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of EBRP		Grant Type and Number Capital Fund Program Grant No: LA48P00350108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	343,526			
3	1408 Management Improvements Soft Costs	197,288			
	Management Improvements Hard Costs				
4	1410 Administration	171,763			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	96,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	894,054			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines...2-19.)	1,717,631			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs	167,288			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of EBRP	Grant Type and Number Capital Fund Program Grant No: LA48P00350108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of EBRP		Grant Type and Number Capital Fund Program Grant No: LA48P00350108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP #1 LA003001 - Monte Sano Village	Operations Policing Community Services Coordinator Appliances: refrigerators/stoves/AC A&E HVAC TOTAL	1406 1408 1408 1465 1430 1460		62,865 30,613 5,490 3,000 48,000 <u>209,054</u> 359,022				
AMP #2 LA003007-Hospital	Operations Policing Community Services Coordinator Fees & Costs Demolition Appliances: refrigerators/stoves/AC TOTAL	1406 1408 1408 1430 1460 1465	95 Units	117,143 57,046 10,230 48,000 400,000 <u>3,000</u> 635,419				
AMP #3 LA003005-Turner Plaza	Operations Policing Community Services Coordinator Underground Sewer Repair Appliances: refrigerators/stoves/AC TOTAL	1406 1408 1408 1460 1465	10 Units	74,202 36,134 6,480 90,000 <u>3,000</u> 209,816				
AMP #4	Operations Policing	1406 1408		51,185 24,926				

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

PHA Name: Housing Authority of EBRP		Grant Type and Number Capital Fund Program Grant No: LA48P00350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
LA003006-Ardenwood	Community Services Coordinator	1408	20 Units	4,470				
	Bathroom Upgrades	1460		130,000				
	Appliances: refrigerators/stoves/AC	1465		<u>3,000</u>				
	TOTAL			213,581				
AMP #5 LA003012-Roosevelt	Operations	1406	10 Units	38,131				
	Policing	1408		18,569				
	Community Services Coordinator	1408		3,330				
	Bathroom Upgrades	1460		65,000				
	Appliances: refrigerators/stoves/AC	1465		<u>3,000</u>				
TOTAL		128,030						
COCC	Management Fee	1410		171,763				
	TOTAL			1,717,631				

RESIDENT BOARD OF COMMISSIONERS MEMBER(S)

Mary McCoy, July 2001

Section Eight

Joyce Butler-Jones, August 2000

Section Eight

East Baton Rouge Parish Housing Authority

IMPLEMENTATION OF PUBLIC HOUSING COMMUNITY SERVICE REQUIREMENTS

In compliance with the Quality Housing and Work Responsibility Act of 1998, the Baton Rouge Housing Authority has developed a policy to implement the resident community service requirement. This policy describes the way the EBRPHA will implement the community service requirement and includes the following provisions:

- Definitions of community service and economic self-sufficiency
- How residents will be notified
- Definitions of exemptions from participation
- How the exemptions will be verified, both at the beginning of the program and as an ongoing part of program administration
- How compliance will be determined
- How non-compliance will be treated
- EBRPHA's cooperation with other organizations. EBRPHA's residential lease has been modified to include the community service requirement and a community service policy has been approved as part of the 2004 Annual EBRPHA Plan. All residents will be informed of the implementation of the community service requirement. Those residents who appear to be required to perform community service will be sent an information sheet that provides a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

Residents became subject to the requirement on January 1, 2004.

Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be re-verified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional year to make up the required service. If the non-compliant resident does not do so or leave the unit, lease termination proceedings will commence.

The policy includes a description of qualifying work and self-sufficiency activities. These activities include:

- unsubsidized employment, subsidized private or public sector employment, on the job training, job search and job
- readiness assistance, vocational educational training, job skills training, education directly related to employment,
- attendance at a secondary school or GED program or provision of child care services to an individual participating in a community service program.

EAST BATON ROUGE PARISH HOUSING AUTHORITY
SUMMARY OF
PET POLICY / RULES

I. INTRODUCTION

The Pet Rules and Policies for Housing Authority of East Baton Rouge Parish hereinafter referred to as Authority is developed in accordance with the HUD regulations published in the Federal Register on October 1, 2000, with an effective date of October 12, 2000.

The pet rules for this Authority are incorporated into this policy. The rules adopted by this property are reasonably related to the legitimate interest of the authority including:

- The Authority's interest in providing decent, safe, and sanitary living environment for existing and prospective residents;
- Protecting and preserving the physical condition of the property; and
- The Authority's financial interest in the property.

II. DEMONSTRATION OF ACCEPTABILITY

A. MANAGEMENT APPROVAL

Prior to a pet being accepted for keeping in an apartment within the Authority the proposed owner must prepare and submit an "Application to Keep a Pet" to the Authority. The Resident/Pet Owner and the Authority must enter into a "PET AGREEMENT,"

In addition to executing the Agreement, the Resident/Pet Owner must provide to the Authority documented proof of the proposed pet's health, suitability and acceptability in accordance with the provisions outlined in "Standards" below.

Pets must be registered with the Authority before the pet is brought onto the property premises and annually there after.

Registration includes:

- Certification signed by a licensed veterinarian or designated State or local authority or agent, stating that the pet has received all inoculations required by State or local law.
- Statement signed by a licensed veterinarian that the animal is in good health, has no communicable diseases or pests, and in the case of dogs or cats, is spayed or neutered.
- Sufficient information to identify pet and demonstrate it is a common household pet
- Name, address, and phone number of one or more responsible parties to care for the pet if the owner dies, is incapacitated or unable to care for the pet.
- Execution of a Pet Agreement, stating that the resident accepts complete responsibility for the care and cleaning of the pet and acknowledges the applicable rules.
- Pet must be licensed in accordance with applicable state and local laws and regulations.

Registration will be coordinated with the annual reexamination date.

Approval for the keeping of a pet shall not be extended until the requirements specified above have been met, and in no event will approval of other than the common household pets be extended.

III. ADDITIONAL FEES AND DEPOSITS — PETS

A. PET DEPOSIT

The Resident/Pet Owner shall be required to pay to the Authority a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of an animal. The deposit, in an amount not to exceed Two hundred and fifty dollars (\$250.00) shall be due and payable in full when the Authority executes a pet agreement with the Resident/Pet Owner.

IV. ADDITIONAL PET RULES

The maximum number of pets allowed will be 2 common household pets of the same type.

A. P E T AREAS ALLOWED

Pets must be maintained within the resident pet owner's unit. When outside the apartment (within the building or on development grounds,) dogs or cats must be kept on a leash or carried and under the control of Resident/Pet Owner or other responsible individual AT ALL TIMES. Pets are not allowed in the common areas including the lobbies, community rooms, and laundry areas.

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Housing Authority of East Baton Rouge Parish (HAEBRP) has created a Section 8 Homeownership Program. The established policies and practices of the HAEBRP's Homeownership Program are designed to allow participants to become homeowners, while including adequate safeguards to protect program integrity, the Housing Authority, and the program participants.

The HAEBRP has employed experienced, professional staff and will enter into Agreements with one or more certified homebuyer counseling agencies. The HAEBRP will work through referral with approved real estate professionals and mortgage lenders.

**East Baton Rouge Parish Housing Authority
Administrative Plan
HCV Homeownership Program**

Addendum to HCV Administrative Plan

The East Baton Rouge Parish Housing Authority (EBRPHA) hereby establishes a Section 8 tenant-based homeownership option in Baton Rouge, Louisiana pursuant to the U.S. Department of Housing and Urban Development's (HUD) final rule dated October 12, 2000 and Section 555 of the Quality Housing and Work Responsibility Act of 1998 under Section 8(y), Homeownership Option, and revisions to the regulations.

Program Set-Aside

The number of Housing Choice Vouchers that will be made available for the homeownership program will initially be limited to 50 vouchers. Upon use of all 50 vouchers an additional set aside of 50 will be designated for homeownership based on availability.

Participant Qualification

[24 CFR 982.626, 982.627]

Any Section 8 eligible program participant who has completed one year of satisfactory compliance with the HCV program and meets the additional eligibility Requirements may use their Section 8 housing choice voucher assistance to purchase rather than rent a home, subject to the following:

- 1) A family must meet requirements for continued participation in the EBRPHA tenant-based HCV Program (Section 8).
- 2) The family must be a current participant in the EBRPHA HCV program having been a participant for at least one year in good standing.
- 3) HCV HO participants are not required to be a FSS participant. Participants enrolled in the Family Self Sufficiency (FSS) Program for at least one year and that have established an escrow account shall have a preference over a non- FSS participant. Funds accumulated in the escrow account may be advanced for resolving credit in order to qualify for the purchase of the home, or financing provisions, subject to the guidelines of the FSS Program and approval by EBRPHA.
- 4) Only current participants receiving HCV tenant-based assistance are eligible for the HCV Homeownership Program. Families enrolled in public housing must become a EBRPHA HCV tenant-based program participant prior to enrollment in the HCV Homeownership Program. 1-year participation in the HCV Program may be waived by EBRPHA.

The family must have met all the conditions of the PHA and not be in violation of any EBRPHA or HUD requirements. Funds accumulated in the escrow account may be advanced for purchase of the home, household items, or home maintenance, subject to the guidelines of the FSS Program.

- 5) The family must qualify as a first-time homeowner as defined by HCV HO regulations, or may be a cooperative member.
 - Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- 6) The non-disabled/non-elderly family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2,000 hours, based on the income of adult family members who will own the home. Welfare assistance cannot be used to determine the minimum income requirement.
- 7) For an elderly or disabled family, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
 - a. For an elderly or disabled family, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- 8) The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family. EBRPHA's policy is that continuously employed is defined as if the break in employment does not exceed two month.
- 9) The employment requirement does not apply to elderly and disabled families. For a non-elderly/non disabled family that includes a person with disabilities, EBRPHA will grant an exemption from the employment requirement if the family requests and provides adequate verification that it is needed as a reasonable accommodation.

- 10) The family has not previously defaulted on a mortgage secured debt to purchase a home under the HCV Homeownership Program.
- 11) Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).
- 12) EBRPHA requires the participant to have no indebtedness to the EBRPHA or any other PHA, nor be in a current repayment agreement with EBRPHA or a PHA.
- 13) The family has not committed any serious or repeated violations of a EBRPHA assisted lease within the past year.
- 14) The family is in good standing with all terms of the family obligations and has been so for at least one year.
- 15) Participants in the HCV Homeownership Program must attend, satisfactorily complete and receive written certification of the pre-purchase homeownership counseling program through EBRPHA or other approvable housing counseling provider, and be deemed to be “mortgage ready” before a homeownership voucher will be issued. At a minimum, the counseling will cover the following:
 - Home maintenance
 - Budgeting and money management
 - Credit counseling
 - Negotiating the purchase price of a home
 - Financing
 - Locating the home
 - De-concentration issues
 - Fair housing, predatory lending
 - Truth in lending, RESPA
 - Family must only purchase a home that passes HQS inspection and has been satisfactory according the independent inspection.
- 16) The Homeownership Option will be included in all briefing and re-housing classes as well as media and community announcements. Current HCV participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 17) A family in which the head of household or co-head has previously received assistance and has defaulted on a mortgage obtained through the Homeownership Option is barred from participation.

- 18) Participant families must be any of the following: “first-time homeowners,” in which no family member owned any present ownership interest in a residence of any family member in the last three years; residents of limited equity cooperatives; or, a family of which a member is a person with disabilities, and use of the Homeownership Option is needed as a reasonable accommodation. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 19) The head of household and/or co-head must be currently employed on a full-time basis (as defined by HUD to average 30 hours per week) and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household, spouse or co-head is disabled or elderly are exempted from this requirement. Families that include a person with disabilities may request an exemption as a reasonable accommodation.
- 20) The family’s income must be equal to or exceed the HUD minimum income requirement, currently set at 2000 hours times the Federal minimum wage. Welfare assistance will not be counted (used) in for meeting the income requirement, except for households in which the head or co-head is elderly or disabled and for households that include a disabled person other than head or co-head. (“Welfare assistance” includes federal housing assistance or the housing component of a welfare grant; jobs and family services assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a federal, state or local program that provides assistance available to meet family living or housing expenses.)

Issuance of Homeownership Voucher

Upon successful completion of the homeownership counseling and recertification of eligibility and income, the family will be issued a HCV HO Voucher and referred to a participating financial institution with the family’s estimated homebuyer subsidy for inclusion in the qualification determination.

The voucher will be valid for a total of 180 days from the date of issuance. The family must enter into a purchase agreement within the time period allotted, unless an extension is provided by EBRPHA in writing. The program is only available for the purchase of homes located within East Baton Rouge Parish.

Time Frame to Purchase a Home

[24 CFR 982.626(b), CFR 982.629(a)]

An applicant will have a maximum of 180 days from the date of issuance of a homeownership voucher to find a home and enter into a Purchase Agreement. If an applicant is unable to enter into a Purchase Agreement before the end of the initial 180 day period, the applicant will be provided an extension of 60 days to either enter into a Contract of Sale. Failure to complete the home purchase process does not disqualify the family from continued participation in the HCV rental program.

Any additional extension will be at the discretion of the EBRPHA's Director of Homeownership.

Permitted Ownership Arrangements

The Homeownership Program may be utilized for the following types of housing:

- 1) A single-family unit owned by the family, where one or more adult family members hold title to the home, or a home previously occupied under a lease purchase agreement. Such unit may be a single family home, half of a duplex or single unit within a condominium or multi-plex.
- 2) A cooperative unit, where one or more adult family members hold membership shares in the cooperative.
- 3) A manufactured home on a permanent foundation in which the family owns the land in fee simple, or if the family does not own the land on which the home sits, the family has the right to occupy the land for at least forty years in no restriction areas only.
- 4) For EBRPHA owned units all of the following conditions must be satisfied:
 - EBRPHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a EBRPHA owned unit is freely selected by the family without EBRPHA pressure or steering;
 - The unit is not an ineligible housing unit;
 - EBRPHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any

EBRPHA provided financing. All of these actions must be completed in accordance with program requirements. EBRPHA will obtain the services of a neighboring PHA or the statewide HCV administering agency to perform these services, so long as the independent agency is operating a HCV Homeownership Program.

Contract of Sale and Home Inspections

[24 CFR 982.631]

The EBRPHA will not commence with assistance under the homeownership option until the family enters into a contract for sale with the seller and provides the EBRPHA with a copy of the sales contract.

Participants in the HCV Homeownership Program must initially complete a Purchase Agreement with the owner of the property to be purchased.

The Purchase Agreement must include the seller's certification that the seller(s) has not been debarred, suspended, or subject to a limited denial of participation under any federal contract in accordance with 24 CFR part 24.

The Purchase Agreement must include the home's price and other terms of sale, the EBRPHA pre-purchase HQS inspection requirements (including a provision that the participant will arrange for an independent pre-purchase inspection of the unit as set forth below), a provision that the participant is not obligated to purchase the unit unless the inspections are satisfactory to the purchaser and EBRPHA and an agreement that the purchaser is not obligated to pay for any necessary repairs. Buyer is not obligated for the purchase of the unit unless satisfactory financing can be secured and that is subject to approval by EBRPHA.

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. A member of the American Society of Home Inspectors (ASHI), a regular member of the National Association of Home Inspectors (NAHI), the State Association of Building Inspectors, or other recognized qualifying agent acceptable to both the lender and EBRPHA must conduct the independent inspection. The inspector shall also be acceptable to the local lending institutions. In all cases the inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems. The unit must pass a termite or wood destroying organism report and any other requirements as determined by the State of Louisiana. The inspectors must provide a copy of the inspection reports both to the family and to EBRPHA.

EBRPHA may not require the family to use an independent inspector selected by EBRPHA. The independent inspector may not be an EBRPHA employee or contractor, or other person under control of EBRPHA. However, EBRPHA has

established standards for qualification of inspectors selected by families under the homeownership program.

EBRPHA will conduct a Housing Quality Standards (HQS) inspection first, and if satisfactory, then require the independent inspection. EBRPHA will then review the independent professional inspection report of the unit's major systems. EBRPHA retains the right to disqualify the unit for inclusion in the Homeownership Program based on either the HQS inspection, the independent professional inspections report or termite inspection.

Financing

[24 CFR 982.632]

EBRPHA has established requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The EBRPHA established policies describing these requirements are contained in the administrative plan.

Lenders must be willing to accept direct payment from EBRPHA to the lender, or provide for servicing whereby a two payment system is acceptable from EBRPHA and the participant on a monthly basis. EBRPHA does have lenders that have been briefed on the program and have made loans to HCV HO participants, and EBRPHA will provide a list of these lenders to the participants. EBRPHA will not require that families acquire financing from one or more of these specified lenders, thereby restricting the family's ability to secure favorable financing terms.

As a check against predatory lending, EBRPHA will review the financing and refinancing of each purchase transaction, including estimated closing cost. EBRPHA will not approve loans with features such as: balloon payments, adjustable rate mortgages (ARMs), and unusually high interest rates. EBRPHA will not approve any loans that contain predatory practices. EBRPHA will not approve "seller financing" or "owner held" mortgages. Beyond these basic criteria, EBRPHA will rely on the lenders or the secondary market to determine the affordability of the loan. However, EBRPHA will also provide a determination on the affordable of the loan to program participants. EBRPHA will not approve financing where the family would be obligated for a participant's share to exceed 40% of the participant's monthly adjusted income. Any exception to this provision must be approved by the Director of Homeownership.

The mortgage the family applies for may require a minimum down of at least 3% of the sales price with 1% of the down payment coming from the purchaser's personal funds. EBRPHA will not require the family have more than a maximum of 3% of the purchase price of the home in the transaction. However, in cases

where a lender is requiring a larger amount, the family must be held to the underwriting guidelines set by their lending institution.

The household is solely responsible for obtaining financing. All loans must meet FHA, Fannie Mae, Freddie Mac, reputable secondary markets, or acceptable mortgage insurance credit underwriting requirements, or government instruments. The first mortgage must provide for the escrow of taxes and insurance. EBRPHA will review lender qualifications, loan terms, and other family debt and expenses to determine that the debt is affordable and reserves the right to disapprove the loan if it is unaffordable or the terms are considered predatory.

EBRPHA prohibits seller financing.

EBRPHA prohibits balloon financing or interest only financing.

There is no prohibition against using local, state, Community Development Block Grant (CDBG), HOME or other subsidized financing in conjunction with the Homeownership program. EBRPHA will review the layers and terms for satisfactory conditions, and retains the ability to approve or disapprove any and all financing terms.

In the event of an appeal to any local determination on financing, the decision of the Director of Homeownership prevails.

Ownership Title

The title of the unit to be purchased may be held jointly by one or more members of the assisted household or may be in a cooperative in which one or more members of the assisted household own shares. Town homes, condominiums, manufactured housing or other structure types are acceptable as long as a fee simple title can be transferred to the assisted family. Land leases are acceptable as long as they meet the HCV HO regulatory requirements.

Length and Continuation of Assistance

[24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases is the maximum term.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from a different PHA, the total of such assistance terms is subject to the maximum term described in this part.

In order for a non-elderly/non-disabled family to continue to be assisted, they must continue to fulfill the employment requirement of an average of a minimum of 30 hours per week. In case of unemployment, an adult homeowner will re-secure employment within 90 days, unless a documented hardship exists. In the event of a documented hardship (i.e. layoff, company closure, death of a working adult, federal disaster, etc.), the head of household must provide on a monthly basis to the Homeownership Coordinator, verification that they are attempting to pursue employment. The homeowner must show a plan to return to work in order to remain eligible for the program. EBRPHA will assist the participant to secure employment through any available client services programs and or refer to Job Service. After six months on unemployment, the homeowner may be terminated from the Homeownership Voucher Program.

Participants are required to attend post-purchase and other forms of ongoing homeownership counseling.

EBRPHA does not conduct routine HQS inspections on an annual basis. However, EBRPHA retains the right to conduct a HQS inspection at any time if there is a complaint on the condition of a unit that is being assisted, or EBRPHA observes a unit that is not in compliance with HQS standards. EBRPHA will require the family to participate in additional post-purchase counseling and further

require the family to bring the unit to HQS standards within 30 days. Failure of the family to comply may result in termination of the assistance.

Family Obligations

[24 CFR 982.633]

In addition to completing the pre- and post-purchase homeownership counseling program, the family must execute a HUD Statement of Homeownership Obligations (HUD-52649) and EBRPHA's Statement of Homeownership Obligations Addendum prior to the issuance of the homeownership voucher, agreeing to comply with all family obligations under the Homeownership Program, including but not limited to:

- 1) The family must comply with the terms of any mortgage securing debt incurred to purchase the home or any refinancing of such debt.
- 2) At any time the family is receiving homeownership assistance, the family may not sell or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
- 3) A home equity loan or any refinancing may not be acquired without the prior written consent of EBRPHA.
- 4) The family must provide required information regarding income and family composition in order to correctly calculate the total tenant payment (TTP) and homeownership assistance, consistent with the HCV requirements and any other information requested by EBRPHA concerning financing, the transfer of any interest in the home, or the family's homeownership expenses.
- 5) While receiving homeownership assistance, the family must notify EBRPHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
- 6) While receiving homeownership assistance, the family must notify EBRPHA before the family moves out of the home.
- 7) The family must, at annual reexamination, document that the family is current on mortgage, insurance, escrow accounts, repair reserve account, and utility payments.
- 8) The family is prohibited from moving more than one time in a one (1) year period. The family may be required to participate in pre- and post-purchase homeownership counseling prior to re-housing.

- 9) While receiving homeownership assistance, no family member may have any ownership interest in any other residential property.
- 10) Sign a release allowing EBRPHA, counselors, realtors, and participating lenders to exchange information on the borrower.
- 11) Agree to maintain the condition of the home to comply with minimum HUD Housing Quality Standards (HQS).
- 12) Acknowledge that the termination of assistance shall be in accordance with program requirements and the Administrative Plan.
- 13) Acknowledge that the family is obligated for the whole mortgage payment in the event of termination of assistance.
- 14) Disclose any and all changes of family composition and family income immediately to EBRPHA.
- 15) Agree that the family must immediately notify EBRPHA of late payment, delinquency notices, or default notices and must agree to participate in default counseling with a designated agency to become current.
- 16) Agree to attend any identified financial, homeowner or post purchase counseling during time of assistance.
- 17) Agree to the continued employment requirement as stated in EBRPHA's Administrative Plan.
- 18) EBRPHA requires the family to maintain a minimum reserve for maintenance and major repairs. The minimum reserve shall be equal to the monthly reserve amounts times the number of months assisted as a homeowner less any EBRPHA approved withdraws.
- 19) Agrees that should they itemize deductions for IRS taxing purposes, they shall deduct in accordance with the IRS opinion that provides for a prorate deduction of the interest on a homeownership mortgage and homeownership taxes.

Assistance Payment

[24 CFR 982.635]

The family's HCV monthly housing assistance payment will be the lower of (1) the HCV payment standard minus the Total Tenant Payment (TTP), or (2) the

family's monthly homeownership expenses minus the Total Tenant Payment (TTP).

In determining the amount of the homeownership assistance payment, the EBRPHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher Program.

EBRPHA may pay the homeownership assistance payments directly to the lender or at the lender's discretion, directly to a servicing agent. If the assistance payment exceeds the amount due to the lender, the EBRPHA must pay the excess directly to the family's maintenance or major repairs reserves account.

The EBRPHA must adopt policies for determining the amount of homeownership expenses to be allowed by EBRPHA in accordance with HUD requirements.

EBRPHA requires the family to maintain a minimum reserve for maintenance and major repairs. The minimum reserve shall be equal to the monthly reserve amounts times the number of months assisted as a homeowner less any EBRPHA approved withdraws.

EBRPHA will allow the following homeownership expenses:

Monthly homeownership payment: This includes principal and interest on initial mortgage debt, taxes, homeowner insurance, flood insurance and any mortgage insurance premium, if applicable.

Utility Allowance: The EBRPHA utility allowance for the unit, based on the current HCV utility allowance schedule.

Monthly Maintenance Allowance: The monthly maintenance allowance will be the annual maintenance allowance, divided by twelve. The maintenance allowance varies by bedroom size and shall be as follows:

- 1-bedroom = \$20
- 2-bedroom = \$30
- 3-bedroom = \$40
- 4-bedroom = \$50
- 5-bedroom = \$60

Monthly Major Repair/Replacement Allowance:

- 1-bedroom = \$20
- 2-bedroom = \$30
- 3-bedroom = \$40
- 4-bedroom = \$50

- 5-bedroom = \$60

Monthly co-op/condominium assessments or dues. If applicable, the monthly amount of co-op or condominium association fees or operation and maintenance assessments.

Monthly principal and interest on debt for handicap accessible improvements. Principal and interest for major home repair, replacements, or improvements, if applicable.

In determining expenses for recertification, EBRPHA will use the following homeownership expenses (not including cooperatives) to only include amounts allowed by the EBRPHA to cover:

- Current principal and interest on the mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Current real estate taxes and public assessments on the home;
- Current homeowner insurance;
- Current flood hazard insurance, if property is determined to be on a flood hazard area.
- The current EBRPHA allowance for maintenance expenses;
- The current EBRPHA allowance for costs of major repairs and replacements;
- The current EBRPHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the EBRPHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the EBRPHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Current home insurance;
- The EBRPHA allowance for maintenance expenses;
- The EBRPHA allowance for costs of major repairs and replacements;
- The EBRPHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the EBRPHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

If a family's income increases to a level that they are no longer eligible to receive a housing assistance payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for HCV assistance will automatically terminate.

Lease-to-Purchase

Lease-to-Purchase agreements are considered rental property and subject to the HCV tenant-based assistance rules. All regulations of the Homeownership Program will become effective at the time that the family exercises the option to use a homeownership voucher.

Portability

[24 CFR 982.636]

Families determined eligible for homeownership assistance may exercise the Homeownership Option outside of EBRPHA's jurisdiction if the receiving public housing authority is administering a HCV Homeownership program and is accepting new families into its program.

Subject to the restrictions on portability included in HUD regulations and EBRPHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

Default

If the family defaults on the home mortgage loan, the participant will not be able to use the Homeownership Voucher for rental housing. However, the family may reapply to the EBRPHA HCV rental assistance program, provided the application process is open for the waiting list. EBRPHA will review the hardship and based upon extenuating circumstances, may allow the family to return to the HCV Rental Program. In order to return to the rental program, the family will be required to dispose of the homeownership unit prior to receiving any rental assistance.

Recapture

[24 CFR 982.640]

EBRPHA will not recapture the Homeownership Voucher payments unless there was an act of fraud or misrepresentation of a material fact in order to obtain a benefit. The HCV Homeownership recapture provision does not apply to any other program funds that may be used in the transaction.

Denial or Termination of Assistance

[24 CFR 982.638]

At any time EBRPHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

EBRPHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.663.

EBRPHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any re-financing of such debt.

EBRPHA will terminate a family's homeownership assistance if the family violates any of the homeowner obligations, as well as for any of the reasons listed in the Statement of Homeownership Obligations, EBRPHA's Statement of Homeownership Obligations, or violations of the Housing Choice Voucher Homeownership Program.

In making its decision to terminate homeownership assistance, EBRPHA will consider alternative and other factors. Upon consideration of such alternatives and factors, EBRPHA may, on a case-by-case basis, choose not to terminate assistance.

Termination notices will be sent in accordance with the requirements and policies set forth in the program regulations and Administrative Plan.

Informal Hearings

[24 CFR 982.555]

An informal hearing will be provided for participants who are being terminated from the program because of the family's action or failure to act as provided in 24 CFR 982.552. The rules and procedures set forth in the Section 8 Administrative Plan, entitled "Informal Hearings," will apply.

**Administrative Plan
East Baton Rouge Parish Housing Authority
Housing Choice Voucher**

HCV Homeownership Option

A. INTRODUCTION

The Section 8 Homeownership Program was implemented by a final rule, which was effective October 12, 2000. The final rule implemented the “homeownership option” authorized by section 8 (y) of the United States Housing Act of 1937, as amended by section 555 of the Quality Housing and Work Responsibility Act of 1998. Under the section 8 (y) homeownership option, a public housing agency may provide tenant-based assistance to an eligible family that purchases a dwelling unit that will be occupied by the family.

The EBRPHA has initiated a pilot program to explore the feasibility of utilizing Section 8 Housing Vouchers for homeownership opportunities as allowed under HUD regulations. This program option is described below and will only be available if EBRPHA is successful in obtaining technical assistance from a nonprofit or other partner organizations, that will provide homeownership counseling, lender coordination or other required program components. If EBRPHA is successful in designing its homeownership option for Section 8 Housing Vouchers, participation will be limited to participants or new Section 8 Housing Voucher holders, who meet the necessary criteria for income and/or down payments as required by lenders and the program guidelines. Eligible properties must be realistic for potential purchase through this program and located in EBRPHA’s jurisdiction.

Under the final rule, the U.S. Department of Housing and Urban Development (HUD) specifies general requirements for the program, and requires the public housing agency (PHA) to address specific local policies in the Administrative Plan. An overview of the general requirements and EBRPHA’s local policies follows:

B. GENERAL REQUIREMENTS

Overview:

The Homeownership Option is used to assist a family residing in a home purchased and owned by one or more members of the family.

1. A family assisted under the Homeownership Option may be a newly admitted or existing participant in the HCV Program for a minimum of one year.
2. A live-in aide must be approved if needed as a reasonable accommodation.
3. A minimum homeowner contribution is at least three percent of the total cost of the home for participant in the HCV Homeownership Program, and at least one percent of the homeowner contribution must come from the family's personal resources.
4. Financing for purchase of a home under the HCV Homeownership Program must comply with generally accepted private sector underwriting standards.

Initial Requirements:

EBRPHA must determine that the family satisfies all of the initial requirements at commencement of homeownership assistance for the family:

1. The family is qualified to receive homeownership assistance: (1) family has been admitted to the Section 8 Housing Choice Voucher Program; (2) family satisfies any first-time homeownership requirements (including a first-time homeowner, a cooperative member, or a family with disabilities), as defined in the final rule; (3) family satisfies the minimum income requirement stated in the final rule; (4) family satisfies the employment requirements of minimum 1 year per HUD and minimum 2 years per lender (not applicable to an elderly or disabled family – a family with a disabled person may receive an exemption if needed as a reasonable accommodation; (5) family has not defaulted on a mortgage securing debt to purchase a home under the Homeownership Option; (6) except for cooperative members, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home; (7) except for cooperative members, the family has entered a contract of sale in accordance with the final rule; (8) family also satisfies any other initial requirements established by EBRPHA in the Administrative Plan. A first-time homebuyer definition includes:
 - A single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
 - A family that has a member who is disabled and the use of the homeownership option is needed as a reasonable accommodation.
2. The unit is eligible: (1) unit is occupied by its owner or by a person with an interest in the unit; (2) unit was either under construction or already existing at the time the PHA determined that the family was eligible for homeownership assistance to purchase the unit; (3) unit is either one unit property or a single dwelling unit in a cooperative or condominium; both units of a duplex and multi-family homes are

not eligible units under the program; (4) unit has been inspected by a PHA inspector and by an independent inspector selected by and paid by the family; and (5) unit satisfies Housing Quality Standards (HQS).

3. The family has satisfactorily completed the PHA program of required pre-assistance homeownership counseling. (1) before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA; (2) the PHA should ensure that its counseling program is consistent with the homeownership counseling provided under HUD's Housing Counseling Program; (3) the PHA may adapt the subjects covered in pre-assistance counseling to local circumstances and the needs of individual families.
4. Before commencement of homeownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family: (1) the family must give the PHA a copy of the contract of sale; (2) contents of the contract of sale are specified in the **final** rule; and (3) the contract of sale contains a certification from the seller that the seller has not been debarred, suspended, or subject to limited denial of participation under HUD programs.

Additional Initial Eligibility Requirements for Participation

The EBRPHA will not provide homeownership assistance to a family unless it determines that the family satisfies all of the following initial requirements at commencement of homeownership assistance for the family:

- The family has been admitted to the Section 8 Housing Choice Voucher program
- The family satisfies any first-time homeowner requirements
- The family satisfies the minimum income requirements
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of a home
- Except for cooperative members who have acquired cooperative shares prior to commencement of homeownership assistance, the family has entered a contract of sale provision as outlined in this document.

C. EBRPHA LOCAL POLICIES

Additional EBRPHA Requirements for Participation in the Section 8 Homeownership Program:

1. A Voucher Holder must be in good standings with EBRPHA to participate in the Section 8 Homeownership Program.

2. Interest in applying for the Section 8 Homeownership Program by a newly admitted or existing participant (with a minimum of one year on the program) in the Section 8 Voucher Program should be submitted in writing to the designated staff person in HCV Homeownership Program Section.

Briefings and Homeownership Counseling

1. The EBRPHA will contact all current Section 8 program participants in writing, of the homeownership option. Included in the initial communication will be a brief description of the program. Participants in the pilot program will be chosen in a group of 50 by the EBRPHA staff based on their ability to meet both federal and local requirements. The participants will be placed in order on a first come first serve basis by date and time.
2. If a current Section 8 tenant receives and responds to the initial letter they will be mailed an application for entry into the Homeownership Option Program. Once the application has been completed and returned, the EBRPHA will order and pay for a credit report in the names of the applicant(s), perform employment verification and determine the applicant's qualifications for the program. If deemed qualified, the applicant will be scheduled for an individual briefing session.
3. At the briefing session, the applicant and EBRPHA staff will be in attendance. The EBRPHA will provide the program participants with information regarding geographic choice and benefits of purchasing low poverty areas. Additionally, the participant's application, including their verified employment and their current credit report, will be discussed and a determination of participants readiness to purchase will be made.

Assuming that the applicant is likely to qualify for a home loan in an amount sufficient to purchase a suitable home, the EBRPHA will proceed to enroll the applicant in the homeownership counseling workshops with the curriculum especially for Section 8 tenants only. The applicant must attend and satisfactorily complete a pre-assistance homeownership workshop and counseling program provided by the EBRPHA.

4. Upon the determination of the participants, the EBRPHA realizes that not all Section 8 tenants will meet the eligibility requirements of readiness to purchase, but if the participant is willing to work toward homeownership individual counseling will be available to assist the participant to reach the required level to meet the necessary requirements to move to the workshops for group counseling.

Maximum Time to Locate and Purchase a Home:

1. Newly admitted Voucher Holder: from EBRPHA's acceptance of an applicant for

the Section 8 Homeownership Program until entering into a contract of sale with seller of the unit to be acquired by the family – maximum time = 6 months. Since this is a pilot program, written requests for an extension may be submitted, reviewed, and considered on a case-by-case basis. An applicant unable to purchase within the maximum time granted will be issued a Voucher to lease a unit and will have 60 days to submit a Request for Tenancy Approval.

2. Existing Participant in the Section 8 Voucher Program: from EBRPHA’s acceptance of an applicant for the Section 8 Homeownership Program until entering into a contract of sale with the seller of the unit to be acquired by the family – maximum time = 12 months.

Financing Purchase of Home; Affordability of Purchase:

1. A minimum homeowner contribution is at least three percent of the total cost of the home for participation in the Section 8 Homeownership Program, and at least one percent of the homeowner contribution must come from the family’s personal resources.
2. Financing for purchase of a home under the Section 8 Homeownership Program must comply with generally accepted private sector underwriting standards.

All families that are selected to participate in the program are required to secure their own financing. Voucher HAP funds may not be used to assist with financing costs such as down payment and closing costs. The proposed financing terms must be submitted to and approved by the EBRPHA. The EBRPHA shall determine the affordability of the proposed financing and may disapprove of the proposed financing or refinancing if it determines that the debt is unaffordable to the participating family.

The EBRPHA will take into account family expenses such as childcare, unreimbursed medical expenses, homeownership expenses, and other family expenses as determined by the EBRPHA when determining affordability.

The EBRPHA may review lender qualifications and the terms of the loan before it authorizes the commencement of homeownership assistance. The EBRPHA is not under any, obligation to provide assistance if it determines that the lender or the loan terms do not comply with program requirements.

If the purchase of the home is financed with FHA mortgage insurance, the financing is subject to FHA mortgage insurance requirements.

Additional EBRPHA Requirements for Continuation of Homeownership Assistance for the Family:

1. Occupancy of home: Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, EBRPHA

may not continue homeownership assistance after the month when the family out. The family or lender is not required to refund EBRPHA the homeownership assistance for the month when the family moves out.

2. Family obligations: (1) Compliance with mortgage. (2) Prohibition against conveyance or transfer of home as long as the family is receiving homeownership assistance. (3) The family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt. (4) Upon death of a family member who holds, in whole or in part, title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representative, as long as the home is solely occupied by remaining family members. (5) Supplying required information, including: (a) any mortgage or other debt incurred to purchase the home, any refinancing of such debt (including information, needed to determine whether the family has defaulted on the debt, and the nature of any such default); (b) any sale or other transfer of any interest in the home; or (c) the family's homeownership expenses. (6) Notice of move-out. (7) Notice of mortgage default. (8) Prohibition on ownership interest on second residence: during the time the family receives homeownership assistance under the program, no family member may have any ownership interest in any other residential property. (9) Additional EBRPHA requirement: the family must allow EBRPHA to inspect the unit at reasonable times and after reasonable notice to conduct a HQS inspection if there is a complaint on the condition of the unit that is being assisted, or EBRPHA observes a unit that is not in compliance with HQS standards. (10) Other family obligations: The family must comply with the obligations of a participant family, except for the lease related provisions which do not apply under the homeownership option.

Determination of Homeownership Expenses:

1. Amount of monthly homeownership assistance payment: (1) The PHA must use the same payment standard schedule, payment standard amounts, and subsidy standards for the homeownership option as for the rental voucher program. (2) Homeownership expenses for a homeowner (other than a cooperative member) may only include amounts allowed by EBRPHA to cover the entire costs calculated on a monthly basis for the ownership of the proposed residential unit; these costs are generally shown as principal and interest amortizing all outstanding debts, real estate taxes, mortgage and home insurance, and any other recurring fees.
2. Maximum term of homeownership assistance: (1) Except in the case of a family that qualifies as an elderly or disabled family, family members shall not receive homeownership assistance for more than (a) fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or (b) ten years, in all other cases. (2) The maximum term of assistance does not apply to elderly and disabled families. The final rule gives specific criteria for applicability

of the maximum term of assistance for various family members.

EBRPHA Policy for Payment of Homeownership Assistance Payments to the Lender for Family:

1. Payment to the Lender: EBRPHA will pay homeownership assistance payments to a lender on behalf of the family. The lending institution will maintain an escrow balance for all costs outside of principal and interest. It is expected that the full amount of the payment will be due to the lender, and there will not be any excess amount to be paid directly to the family.
2. Administrative fees: The ongoing administrative fee is paid to EBRPHA for each month that homeownership assistance is paid by EBRPHA on behalf of the family.

Move with Continued Tenant-based Assistance:

1. Move to new unit: (1) The family may move either with voucher rental assistance (in accordance with rental assistance program requirements) or with voucher homeownership assistance (in accordance with homeownership option program requirements). (2) EBRPHA policy prohibits more than one move by the family during any one-year period. (3) The final rule specifies requirements for continuation of homeownership assistance and grounds for termination or denial of assistance.
2. Portability: (1) A family determined eligible for homeownership assistance by the initial PHA may purchase a unit outside of the initial PHA's jurisdiction, if the receiving PHA is administering a voucher homeownership program and is accepting new homeownership families. (2) In general, the portability procedure apply to the homeownership option and the administrative responsibilities of the initial and receiving PHA are not altered except that some administrative functions (e.g., issuance of a voucher or execution of a tenancy addendum) do not apply to the homeownership option.

EBRPHA Discretionary Housing Choice-Voucher Homeownership Option Provisions

- Eligible applicants must have successfully completed an initial HCV lease prior to participation or have demonstrated that they have met the material terms and conditions of their lease while a tenant in another subsidized program or in a market rent situation.
- The EBRPHA may limit the number of families requesting the homeownership option.
- Successful graduates and current participants of the EBRPHA Family Self Sufficiency program will be given preference over non FSS program participants.

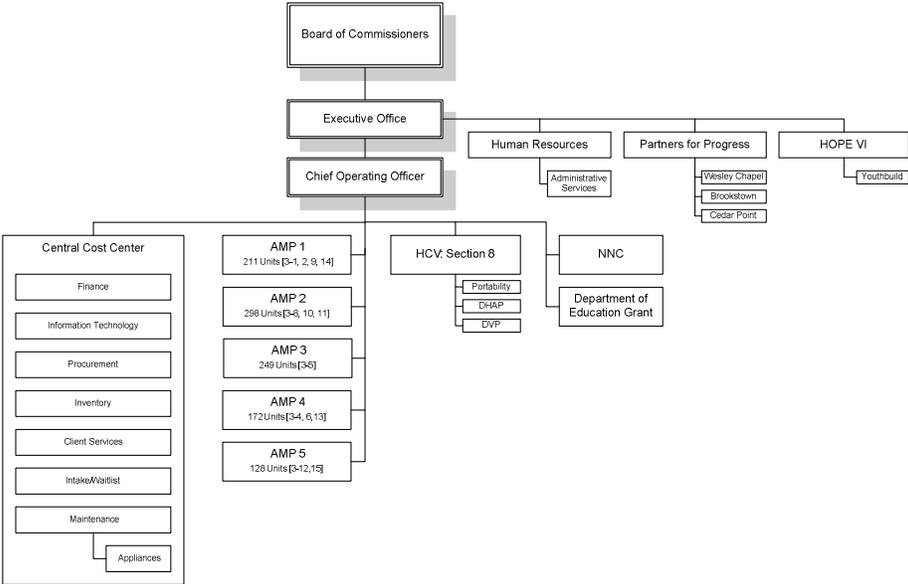
- The EBRPHA reserves the right to determine a “permissible interruption” in satisfying the mandatory employment requirement.
- Participating families will be required to successfully complete the post purchase program that the EBRPHA determines is necessary. If a family fails to fulfill its obligation in attending the post-purchase program, the EBRPHA reserves the right to discontinue homeownership assistance.
- The initial search period for participating in the Program will be for 12 months and will commence upon the successful completion of the mandatory first-time homebuyer program.
- If the family is unable to find a home after the initial 12 month search period has elapsed, the family will again be required to participate in the EBRPHA’s first-time homebuyer post-purchase program.
- Participation in the homeownership program shall continue until such time as the assistance payment amounts to \$0 for a period of 6 consecutive months.
- If the family defaults on the mortgage, the EBRPHA may provide rental assistance to the family if it determines that the default was through no fault of the participating family.

**East Baton Rouge Parish Housing Authority
HCV Homeownership Program
Flow Chart**

- HCV family/applicant expresses interest in homeownership.
- Set up interview with family/applicant.
- Interested family/applicant completes homeownership application.
- Homeownership Coordinator (HC) reviews application to evaluate family's household income, debt, savings and credit history.
- A Homeownership Plan is designed specifically for family/applicant.
- HC refers family/applicant to IDA Savings Collaborative.
- Family/applicant to complete homeownership workshop and receive certificate.
- Family/applicant to be re-certified by Homeownership Coordinator.
- Family/applicant awarded Homeownership Voucher and receives and signs Statement of Homeowner Obligations and Program Guidelines.
- Family/applicant begins loan process with chosen lender.
- Lender submits Good Faith Estimate of Settlement Costs to family/applicant and HC.
- Lender approves the family/applicant loan and provides approval letter.
- Homebuyer begins working with real estate professional to find a home.
- Homebuyer makes an offer on a home, offer is accepted and copy submitted to HC.
- Housing Quality Standard (HQS) inspection conducted by EBRPHA's Homeownership Inspector for approval of unit.

- Independent Home Inspector to conduct inspection of unit.
- Homebuyer and/or Inspector submits completed inspection report to HC and or lender for review/approval of inspection report.
- EBRPHA/Lender identifies appraiser and order appraisal.
- If applicable, homebuyer begins loan process with City of Baton Rouge, Office of Community Development for Soft Second Mortgage.
- Office of Community Development approves family/applicant loan and submits approval letter.
- Title Company submits a copy of HUD-1 Settlement Statement to HC.
- Homebuyer closes on home at title company.
- EBRPHA begins HAP (Housing Assistance Payment) payments and homebuyer begins mortgage payments.

EBRPHA Departmental Structure



Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of EBRP		May 30, 2008		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
AMP Number	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
AMP #1		581,914	179,968	126,968	98,968
AMP #2		489,527	941,473	982,473	1,189,473
AMP #3		184,816	119,816	144,816	116,816
AMP #4		213,581	241,581	203,581	80,581
AMP #5		76,030	63,030	88,030	60,030
COCC		171,763	171,763	171,763	171,763
CFP Funds Listed for 5-year planning		1,717,631	1,717,631	1,717,631	1,717,631
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AMP #1 LA003001-Monte Sano LA003014-Scotland	Operations	62,865	AMP #1 LA003002-Clarksdale	Operations	62,865
	Policing	30,613		Policing	30,613
	Community Service Coordinator	5,490		Community Service Coordinator	5,490
	Fees & Costs	12,000		Exterior Painting	78,000
	HVAC	390,946		Appliances	<u>3,000</u>
	Exterior Painting	77,000		TOTAL	179,968
	Appliances	<u>3,000</u>			
	TOTAL	581,914			
AMP #2 LA003008 - Kelly Terrace	Operations	117,143	AMP #2 LA003008-Kelly LA003011-Zion Terrace LA003011-Zion Terrace	Operations	117,143
	Policing	57,046		Policing	57,046
	Community Service Coordinator	10,230		Community Service Coordinator	10,230
	Appliances	3,000		HVAC	522,892
	A&E	75,000		A&E	60,000
	HVAC	<u>227,108</u>		Electrical Upgrade	171,162
	TOTAL	489,527		Appliances	<u>3,000</u>
				TOTAL	941,473
AMP #3 LA003005-Turner	Operations	74,202	AMP #3	Operations	74,202
	Policing	36,134		Policing	36,134
	Community Service Coordinator	6,480		Community Service Coordinator	6,480
	Plumbing Upgrades	65,000		Appliances	<u>3,000</u>
	Appliances	<u>3,000</u>		TOTAL	119,816
	TOTAL	184,816			

AMP #4 LA003006-Ardenwood	Operations	51,185	AMP #4 LA003006-Ardenwood	Operations	51,185
	Policing	24,926		Policing	24,926
	Community Service Coordinator	4,470		Community Service Coordinator	4,470
	Bathroom Upgrades	130,000		Bathroom Upgrades	58,000
	Appliances	<u>3,000</u>		Exterior Painting	100,000
TOTAL	213,581	Appliances	<u>3,000</u>	TOTAL	241,581
AMP #5 LA003012-Roosevelt	Operations	38,131	AMP #5	Operations	38,131
	Policing	18,569		Policing	18,569
	Community Service Coordinator	3,330		Community Service Coordinator	3,330
	Bathroom Upgrades	13,000		Appliances	<u>3,000</u>
Appliances	<u>3,000</u>	TOTAL	63,030		
TOTAL	76,030				
COCC	Management Fees	171,763	COCC	Management Fees	171,763
	SUB-TOTAL	1,717,631		SUB-TOTAL	1,717,631
	Replacement Housing	148,863		Replacement Housing	148,863
	Total Estimated Cost	1,866,494		Total Estimated Cost	1,866,494

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2013		
<u>Development Name/Number</u>	<u>Major Work Categories</u>	Estimated Cost	<u>Development Name/Number</u>	<u>Major Work Categories</u>	Estimated Cost
AMP #1	Operations	62,865	AMP #1	Operations	62,865
	Policing	30,613		Policing	30,613
	Community Service Coordinator	5,490		Community Service Coordinator	5,490
	Non-Dwelling Equip.	25,000			
	Appliances	<u>3,000</u>			
	TOTAL	126,968		TOTAL	98,968

AMP #2	Operations	117,143	AMP #2	Operations	117,143
	Policing	57,600		Policing	57,046
	Community Service Coordinator	10,230		Community Service Coordinator	10,230
LA003011-Zion	Non-Dwelling Equip	25,000	LA003010-Colonial	Demolition -	255,054
LA003011-Zion	Fees & Costs	85,000	Courts	Redevelopment	
LA003011-Zion	Electrical Upgrades	429,500	LA003011-Zion	HVAC	750,000
LA003011-Zion	Roof Replacement	175,000		TOTAL	1,189,473
	Exterior Painting	80,000			
	Appliances	<u>3,000</u>			
	TOTAL	982,473			
AMP #3	Operations	74,202	AMP #3	Operations	74,202
	Policing	36,134		Policing	36,134
	Community Service Coordinator	6,480		Community Service Coordinator	6,480
	Non-Dwelling Equip	25,000		TOTAL	116,816
	Appliances	<u>3,000</u>			
	TOTAL	144,816			
AMP #4	Operations	51,185	AMP #4	Operations	51,185
	Policing	24,926		Policing	24,926
	Community Service Coordinator	4,470		Community Service Coordinator	4,470
LA003004-Duane	Non-Dwelling Equip	25,000		TOTAL	80,581
LA003004-Duane	Fees & Costs	10,000			
	Roof Replacement	85,000			
	Appliances	<u>3,000</u>			
	TOTAL	203,581			

AMP #5	Operations	38,131	AMP #5	Operations	38,131
	Policing	18,569		Policing	18,569
	Community Service Coordinator	3,330		Community Service Coordinator	3,330
	Non-Dwelling Equip	25,000			
	Appliances	<u>3,000</u>		TOTAL	60,030
	TOTAL	88,030			
COCC	Management Fees	171,763	COCC	Management Fees	171,763
	SUB-TOTAL	1,717,631		SUB-TOTAL	1,717,631
	Replacement Housing	148,863		Replacement Housing	148,863
	Total Estimated Cost	1,866,494		Total Estimated Cost	1,866,494

2008 PUBLIC HOUSING AGENCY PLAN
RESIDENT ADVISORY BOARD COMMENTS

At the time of the public hearing there were no comments.