

Housing Authority of the City of Natchitoches, LA Agency Plan

5-Year Plan for Fiscal Years 2008-2012
Annual Plan for Fiscal Year Beginning April 1, 2008

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Natchitoches, Louisiana

PHA Number: LA-115

PHA Fiscal Year Beginning: April 1, 2008

Public Access to Information

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

Housing Authority of the City of Natchitoches, Louisiana
536 Culbertson Lane
Natchitoches, Louisiana 71457

Display Locations For PHA Plans and Supporting Documents

The H.A.C.N. Plans (including attachments) are available for public inspection at:

Housing Authority of the City of Natchitoches, Louisiana
536 Culbertson Lane
Natchitoches, Louisiana 71457

U.S. Department of Housing & Urban Development
500 Poydras Street, 9th Floor
New Orleans, Louisiana 70130

PHA Plan Supporting Documents are available for inspection at:

Housing Authority of the City of Natchitoches, Louisiana
536 Culbertson Lane
Natchitoches, Louisiana 71457

5-YEAR PLAN
PHA FISCAL YEARS 2008-2012
[24 CFR Part 903.5]

A. Mission

The mission of the H.A.C.N. 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.

B. Goals

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

H.A.C.N. Goal: Improve the quality of assisted housing

Objectives:

- *Improve public housing management: (PHAS score >80%)
- *Improve voucher management: (SEMAP score >80%)
- *Increase customer satisfaction:
- *Renovate or modernize public housing units:
- *Reduce the number of public housing vacancies.

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

H.A.C.N. Goal: Provide an improved living environment

Objectives:

- *Implement public housing security improvements
- *Offer self-improvement classes, promoting self sufficiency.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

H.A.C.N. 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.

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

H.A.C.N. 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.

i. Annual Plan Type:

Standard Plan:

ii. Annual Plan Table of Contents

{24 CFR Part 903.7 9 (r)}

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Annual Plan

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iii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Housing Authority of the City of Natchitoches, Louisiana's (HACN) mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The HACN will address the housing needs of the population it serves by employing effective maintenance and management policies, thereby maximizing the number of affordable units available within our resources. The HACN has also adopted rent policies and has employed admissions preferences aimed at families who are working. Additionally, local preference is given to the elderly and disabled.

The HACN will utilize all financial resources to ensure that the management and maintenance needs are properly met for the continued successful operation of the agency. Our past, high-performing FASS scores reflect our proven abilities in financial management, and we will continue to strive for financial stability and an above average operation.

The HACN very carefully screens all applications for eligibility and tries to do so in the quickest time possible. Persons are placed on our waiting lists on a first-come, first-serve basis, unless they qualify for our local preferences. Since the Quality Housing & Work Responsibility Act of 1998 went into effect, the HACN has updated its dwelling lease, Section 8 Administrative Plan, Admissions & Continued Occupancy Policy and has adopted a deconcentration policy and a pet policy. The HACN has adopted a market value flat rent based on fair market rents; our minimum rent is \$50, less the utility allowance. However, if a resident cannot pay the minimum rent, we do offer a minimum rent hardship exemption.

We do not anticipate demolishing or disposing of any of our units in our upcoming fiscal year; nor do we anticipate applying for approval to designate a project for occupancy by the elderly or disabled. Additionally, the HACN does not administer any homeownership programs under an approved section 5(h) homeownership program. However, we have implemented a homeownership program through the Section 8 department.

The HACN has and will continue to work closely with the Natchitoches Police Department on safety and crime prevention measures. Funding for many of these activities is made possible through the Capital Fund Program.

We look forward to another successful year of operations in serving the housing needs of the citizens of Natchitoches, and will continue to work with HUD to implement all statutory changes in the rules and regulations.

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.

Attachments:

- A. Deconcentration Policy
- B. Resident Membership of the PHA Governing Board
- C. Statement of Progress in Meeting the 5-Year Plan Mission & Goals
- D. Follow Up, As per RASS for 3/31/07
- E. Comments of Resident Advisory Board
- F. FY 2008/09 Capital Fund Program Annual Statement

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	with the Consolidated Plan	
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 (included in the public housing A & O Policy)	Annual Plan: Rent Determination
X	Flat rents offered at each public housing development (included in the public housing A & O Policy)	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (included in Section 8 Administrative Plan)	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures (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, approved 5 Year Action Plan for the	Annual Plan: Capital Needs
X	Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	application (PHDEP Plan)	
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

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	723	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	653	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	435	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	218	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Information from the CHAS Data Book –jurisdiction- City of Natchitoches, Louisiana.

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)			
X Section 8 tenant-based assistance			
X Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	386		
Extremely low income <=30% AMI	274	71%	
Very low income (>30% but <=50% AMI)	107	28%	
Low income (>50% but <80% AMI)	15	4%	
Families with children	87	23%	
Elderly families	2	1%	
Families with Disabilities	82	21%	
Race-White	329	15%	
Race-Black	154	85%	
Hispanic	1	0%	
Native American	0	0%	
Characteristics by Bedroom Size (Pub. Housing Only)			
1BR	163	65%	
2 BR	52	21%	
3 BR	17	7%	
4 BR	17	7%	
5 BR	0	0	0
5+ BR	0	0	0
The H.A.C.N. waiting lists are not closed.			

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:

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- X Reduce turnover time for vacated public housing units.
- X Reduce time to renovate public housing units.
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- X Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.

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

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

Adopt rent policies to support and encourage work.

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

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

Employ admissions preferences aimed at families who are working.
Adopt rent policies to support and encourage work.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Give local preference to the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- X Modify public housing based on the Sect. 504 Needs Assessment for Public Housing
- X Give local preference to families with disabilities.

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

- X Give preference to families who are victims of domestic violence.
- X Give preference to families whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized under Federal Disaster Relief laws.

(2) Reasons for Selecting Strategies

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

- X Funding constraints.
- X Staffing constraints.
- X Extent to which particular housing needs are met by other organizations in the community.
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
- X Results of consultation with residents and the Resident Advisory Board.

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund b) Rental Income	Estimated at approx. \$569,349 Estimated at approx. \$662,625	Administrative expenses to include salaries, legal expense, staff training, travel, accounting, auditing and sundry; total tenant services to include support to resident participation activities; utility expenses for administrative offices/maintenance buildings and vacant apartments; maintenance expenses to include labor, materials and contract costs; general expenses to include insurance, payments in lieu of taxes, terminal leave payments, employee benefits and collection losses; non-routine expenses to include extraordinary maintenance, replacement of nonexpendable equipment and property betterments and additions.
c) Public Housing Capital Fund	Estimated at approx. \$635,549	Management improvements to include community police officer; administration to include advertisements for bids and salaries; fees & costs to include A/E fees and modernization coordination; dwelling structures to include exterior/storm/interior doors, canopy behind maint. Warehouse, ranges/refrigerators, ceiling/interior painting, kitchen faucets, bathtub/lavatories/fixture replacements/ water heaters, and landscaping.
d) HOPE VI Revitalization		
e)		
f) HOPE VI Demolition		
g) Section 8 Voucher-12 Month Budget Authority	Estimated at approx. \$1,151,087	The tenancy under the lease will be assisted with rent subsidy based on income and eligible deductions. Housing assistance payments will be paid to each landlord/owner on a monthly basis in accordance with the housing assistance payment contract. Utility reimbursement payments are paid to the City of Natchitoches on behalf of the resident and are applied to the resident's utility account. Earned administrative fees will be used to pay for salaries and employee benefits, travel, sundry, contract costs and insurance.
h)		
i) Resident Opportunity and Self-Sufficiency Grants		
j) Community Dev. Block Grant		
k) HOME		
	Estimated @	
TOTAL RESOURCES	\$3,018,610	

3. H.A.C.N. Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Eligibility

- a. The H.A.C.N. verifies eligibility for admission to public housing:

As soon as possible after receiving the application.
- b. The following non-income (screening) factors are used by the H.A.C.N. to establish eligibility for admission to public housing.
 1. Criminal or Drug-related activity.
 2. Rental history.
 3. Housekeeping.
- c. The H.A.C.N. requests criminal records from local law enforcement agencies for screening purposes; from State law enforcement agencies; and accesses FBI criminal records for screening purposes through an NCIC authorized source.

(2)Waiting List Organization

- a. The H.A.C.N. plans to organize its public housing waiting list on a sub-jurisdictional basis.
- b. Persons interested in applying for admission to public housing may do so at the H.A.C.N.'s main administrative office.
- c. The H.A.C.N. does not plan to operate one or more site-based waiting lists in the coming year.

(3) Assignment

Applicants are ordinarily given one choice before they fall to the bottom of the waiting list. After two offers, his/her name is removed from the waiting list. This policy is consistent across all waiting list types.

(4) Admissions Preferences

- a. Income targeting:
The H.A.C.N. does not 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 the following circumstances transfers may take precedence over new admissions:
 1. Emergencies.
 2. Medical justification.
 3. Administrative reasons determined by the H.A.C.N. (e.g., to permit modernization work)
- c. Preferences
The H.A.C.N. has established local preferences for admission to public housing. The H.A.C.N. plans to employ the following admission preferences in the coming year:
 1. Displaced victims of disasters, under Federal Disaster Relief laws.
 2. Working families and those unable to work because of age or disability.
 3. Families who are victims of domestic violence.

Preferences by priority are as follows:

1. Displaced victims of disasters, under Federal Disaster Relief laws.

2. Families who are victims of domestic violence
3. Working families and those unable to work because of age or disability.
4. Date and Time.

d. Relationship of preferences to income targeting requirements:

Is not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Occupancy

a. The following reference materials can be used by applicants and residents to obtain information about the rules of occupancy of public housing:

1. The H.A.C.N.'s resident lease.
2. The H.A.C.N.'s Admissions and (Continued) Occupancy policy.
3. H.A.C.N. briefing seminars or written materials.
4. The H.A.C.N. orientation video shown to all residents prior to move-in.

b. Residents must notify the H.A.C.N. of changes in family composition:

1. At an annual reexamination and lease renewal.
2. Any time family composition changes.
3. At family request for revision.

(6) Deconcentration and Income Mixing

The H.A.C.N.'s analysis of its family (general occupancy) developments did not indicate concentrations of poverty or the need for measures to promote deconcentration of poverty or income mixing. The H.A.C.N. has, however, adopted a deconcentration policy to comply with the Quality Housing and Work Responsibility Act of 1998. The H.A.C.N. will continue to support deconcentration in its developments.

The H.A.C.N. has addressed deconcentration in its **admissions policies** to continue to promote deconcentration of poverty or to assure income mixing. The H.A.C.N. may utilize and/or impose specific income or racial quotas or offer incentives for eligible families to occupy units in developments predominately occupied by families having either lower or higher incomes at a later time should the need arise.

Based on the results of the required analysis, the H.A.C.N. does not feel the need to make special efforts to attract or retain higher-income families or to assure access for lower-income families at this time.

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. The H.A.C.N. conducts screening on criminal or drug-related activity only to the extent required by law or regulation.
- b. The H.A.C.N. requests criminal records from local law enforcement agencies for screening purposes, and from State law enforcement agencies for screening purposes when necessary.
- c. The H.A.C.N. accesses FBI criminal records from the FBI for screening purposes. (either directly or through an NCIC-authorized source)
- d. Criminal or drug related activity information is shared with prospective landlords.

(2) Waiting List Organization

- a. The Section 8 tenant-based assistance waiting list is not merged with any other program waiting lists.
- b. Interested persons may apply for admission to Section 8 tenant-based assistance at the H.A.C.N.'s main administrative office.

(3) Search Time

The H.A.C.N. may give extensions on standard 60-day period to search for a unit for hardship situations such as resident family member being hospitalized, family emergency, such as death, etc.

(4) Admissions Preferences

a. Income targeting

The H.A.C.N. does not 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

The H.A.C.N. has established preferences for admission to Section 8 tenant-based assistance other than date and time of application)

The H.A.C.N. has employed a preference for “victims of domestic violence” and for the elderly and/or disabled head of household/disabled spouse of head of household

Relationship of preferences to income targeting requirements – Is not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

- a. The Section 8 Administrative Plan outlines the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the H.A.C.N.
- b. The H.A.C.N. announces the availability of any special-purpose section 8 programs to the public through public notices.

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).

b. Minimum Rent

The minimum rent charged by the H.A.C.N. is \$50.00. The H.A.C.N. has adopted a discretionary minimum rent hardship exemption policy.

c. Market Study Flat Rents

The H.A.C.N. has a market study flat rent for all developments. The market study rent was arrived by performing a study of comparable units & current fair market rents (FMR.)

d. Rent re-determinations:

Between income reexaminations, residents report changes in income or family composition to the H.A.C.N. that result in an adjustment to rent any time a family experiences an income increase above the threshold amount or percentage.

d. The H.A.C.N. does not 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) Market Study Flat Rents

In setting the market-based flat rents, the H.A.C.N. used fair market rents (the same as was used for ceiling rents) as the source of information to establish comparability. Flat rents are set at \$320 for 0-bedroom; \$328 for 1-bedroom; \$338 for 2-bedroom; \$345 for 3-bedroom; and \$347 for 4-bedroom.

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. The H.A.C.N.'s payment standard is at or above 90% but below 110% of FMR.

b. The H.A.C.N. selected this payment standard because it reflects market.

c. Payment standards are reevaluated for adequacy annually.

d. The factor the H.A.C.N. considered in its assessment of the adequacy of its payment standard was the rent burdens of assisted families.

(2) Minimum Rent

a. The H.A.C.N.'s minimum rent is \$50.

b. The H.A.C.N. has adopted a discretionary minimum rent hardship exemption policy.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

The Mayor of the City of Natchitoches appoints the 5-member Board of Commissioners. Their appointments are for 5-year terms. The Board of Commissioners hires the Executive Director.

The Executive Director is the head of the agency. Under the Executive Director are the Administrative Specialist (who supervises the Administrative Services Coordinator, two HAP Managers, two Project Managers and a Tenant Selection Worker), the Confidential Assistant/Bookkeeper, and the Maintenance Foreman (who supervises a Painter Master, A Carpenter, two Laborers, a Trades Apprentice and three Maintenance Repairmen.)

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	410	
Section 8 Vouchers	449	
Special Purpose Section		
8 Certificates/Vouchers	0	
Section 8 New Construction	50	

C. Management and Maintenance Policies

The Public Housing Maintenance Department is operated and managed in accordance with its Maintenance Operations Manual.

The Public Housing Administrative Department is operated and managed in accordance with its Admissions and Occupancy Policy Manual.

Personnel matters are managed in accordance with the HACN Personnel Manual and the Louisiana Department of State Civil Service rules and regulations.

Section 8 is operated and managed in accordance with its HUD-approved Section 8 Administrative Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

B. Section 8 Tenant Based Assistance

The PHA has not 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.

Applicants and assisted families should contact the PHA main administrative office to initiate the informal review and informal hearing processes.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as an attachment to this plan.

(2) 5-Year Action Plan

The PHA is providing the 5-year Action Plan for the Capital Fund. It is Provided as an attachment to the Plan.

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

The H.A.C.N. is NOT involved in any approved HOPE VI and/or public housing development replacement activities not described in the Capital Fund Program Annual Statement.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

The Housing Authority of the City of Natchitoches, Louisiana has 36 0-bedroom/efficiency apartments in its East Natchitoches subdivision. These apartments are extremely compact & we desire to convert these apartments into larger units. We would like to totally remodel those apartments and merge the square footage of those with other apartments to create larger apartments. We do not have an exact plan at this time, as we will need to secure the services of an architectural/engineering firm. We are in the process of hiring an A/E firm, but will not have one in place until sometime in early 2008.

However, we do know that 65% of our waiting list needs are for 1 bedroom applicants and 21% of our waiting list needs are for 2 bedroom applicants.

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)]

The H.A.C.N. does not intend to apply for approval to designate a project for occupancy only by the 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.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

None of the H.A.C.N.'s developments or portions of developments have been identified by HUD or the H.A.C.N. as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

The H.A.C.N. certifies that it has reviewed each of its development's operations as public housing and considered the implications of converting these public housing developments to tenant-based assistance. Based on the review, the conclusion is that conversion of the development is likely to be inappropriate.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

The H.A.C.N. does not administer any homeownership programs under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437a) nor has the H.A.C.N. 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).

B. Section 8 Tenant Based Assistance

The H.A.C.N. does not presently 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.

However, the H.A.C.N. has implemented a small-scale homeownership program, and will increase the number of vouchers designated for homeownership from 5 to 10; the Section 8 administrative plan has been updated to include all activities/requirements of the homeownership program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperation Agreements

The HACN has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services. This agreement was signed with an effective date of November 1, 2000.

2. Other coordination efforts between the PHA and TANF Agency.

- ◆ Client referrals
- ◆ Information sharing regarding mutual clients (for rent determination and otherwise.
- ◆ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

The HACN employs the following to enhance the economic and social self-sufficiency of assisted families:

- ◆ Public housing rent determination policies
- ◆ Public housing admissions policies
- ◆ Section 8 admissions policies
- ◆ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA.

b. Economic and Social self-sufficiency programs

The HACN does coordinate, promote and provide programs to enhance the economic and self sufficiency of residents.

Services and Programs				
Program	Estimated Size	Allocation Method	Access	Eligibility
Family Self – Sufficiency	10 units	Random Selection	PHA Main Office	Section 8 Participants

(2) Family Self Sufficiency Program/s

Participation Description/Program	Required # of Participant	Actual # of Participants
Public Housing	-0-	-0-
Section 8	10	10

The HACN is maintaining the minimum program size required by HUD.

C. Welfare Benefits Reductions

The HACN is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 by:

- ◆ 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.

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)]

The H.A.C.N., in cooperation with the Natchitoches Police Department, has been and will continue to work together to provide police protection for the residents of the Housing Authority of the City of Natchitoches.

In order to continue to provide security for the residents of the H.A.C.N., the following measures are and will continue to be undertaken:

1. Identifying needs to ensure the safety of the residents of the H.A.C.N. in conjunction with the Natchitoches Police Department and ensuring, through monthly meetings with the Chief of Police, or his designee, as well as resident police officers, that these measures are being acted upon.
2. Coordination of activities for crime prevention measures are always discussed and agreed to by both the Housing Authority and the Natchitoches Police Department.
3. The Natchitoches Police Department has always been more than receptive to provide any information to the H.A.C.N. in response to our requests regarding drug elimination/crime prevention activities.
4. The H.A.C.N., for the purpose of increasing security for residents of its public housing developments, allows police officers to reside in each of its five (5) developments. These officers

pay a flat \$85.00 per month and, in exchange, they perform frequent additional patrols in the neighborhoods they dwell in. They also apply a community oriented policing concept in an effort to increase communications and comfort with the residents. A monthly meeting is held with the Resident Police Officers to discuss activities in all of the developments. Their continued occupancy is contingent upon their continued employment as a full time law enforcement officer.

The cooperation between the H.A.C.N. and the Natchitoches Police Department has been and continues to be one that works in the spirit of cooperation to provide the best police protection to the residents of the H.A.C.N.

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

Adopted by the Board of Commissioners of the H.A.C.N. in September 1999. A copy is kept on file in the Housing Authority Office.

15. Civil Rights Certifications

[24 CFR Part 903.7 (o)]

Original, signed certifications will be submitted to the Department of Housing & Urban Development (HUD), at its designated office.

16 Fiscal Audit

[24 CFR Part 903.7 9 (p)]

The H.A.C.N. is 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)). A copy of the most recent audit for fiscal year ended March 31, 2007, was previously submitted to HUD.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

The HACN has not engaged 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 plan.

The HACN has not included descriptions of asset management activities in the **optional** Public Housing Asset Management Table.

18. Other Information
{24 CFR Part 903.7 9 ®}

A. Resident Advisory Board Recommendations

The H.A.C.N. did receive comments on the PHA Plan from the Resident Advisory Board. They are included as an attachment in this section. The H.A.C.N. did Consider Board comments, but determined no changes were necessary.

B. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: State of Louisiana
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

D. Other Information Required by HUD

No information requested by HUD at this time.

Attachments

1. Deconcentration Policy
2. Resident Membership of the PHA Governing Board
3. Statement of Progress in Meeting the 5-Year Plan Mission & Goals
4. Follow Up, As Per RASS for 3/31/07
5. Comments of Resident Advisory Board
6. Capital Fund Program Annual Statement
7. 5-Year Action Plan for Capital Fund Program
8. Statement of addressing Violence Against Women policy/procedures

**Housing Authority of the City of Natchitoches, Louisiana
Deconcentration Policy**

The HACN will make every effort to provide for deconcentration of poverty and income mixing in its communities, by bringing higher income residents into lower income developments and lower income residents into higher income developments.

To this extent the HACN shall insure that not less than forty percent (40%) of all new admissions shall be families whose income at the time of their admission does not exceed thirty percent (30%) of the area's median income.

The HACN does not intend to utilize and/or impose any specific income or racial quotas nor will the HACN offer incentives for eligible families to occupy units in developments predominately occupied by families having either lower or higher incomes.

It is the policy of the HACN to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the HACN is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the HACN will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the HACN does not concentrate families with higher income levels, it is the goal of the HACN not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The HACN will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the HACN.

To accomplish the deconcentration goals the HACN will take the following actions:

- A. At the beginning of each fiscal year, the HACN will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.
- B. To accomplish the goals of:
 - 1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - 2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the HACN's Resident Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regards to applicant selection from its waiting list.

Resident Advisory Board Members

The following persons are Resident Advisory Board Members:

Sylvia Madison (PHA Resident and H.A. Board Member)

Aufwiedersehen Pierre (PHA Resident)

Roberta Dunaho (PHA Resident)

Deirdre Cheavious (Section 8 Recipient)

5-Year Plan Mission & Goals

The H.A.C.N. strongly feels that we are, indeed, meeting our mission. We ARE promoting adequate and affordable housing. Our maintenance department does an outstanding job of keeping our apartments in good repair. We will continue to strive to keep our neighborhoods and apartments in excellent condition and improve them as much as funding will permit. We do promote economic opportunity. We have 10 remaining family self-sufficiency units through our Section 8 program. We work with participants to improve themselves in all aspects. We also promote economic opportunity through Capital funding and through Resident Participation funding. We are also in the process of implementing a Homeownership Program.

GOALS

Increase the availability of decent, safe, and affordable housing.

We have an overall PHAS score of 88.0. We continuously strive to improve customer satisfaction. In an effort to increase safety in our subdivisions, we continue to work with the local Police Department to house police oriented facilities in a number of our subdivisions. We have installed new playground equipment in several of our subdivisions. We have replaced/repared sidewalks throughout all of our subdivisions. Additionally, we are in the process of completely renovating a 46-apartment neighborhood. Additional work to be done throughout the rest of that development will include replacing exterior and interior doors; replacing bathtubs; replacing faucets, lavatories & fixtures; and replacing paneling and trim. We have also hired resident(s) to help with grounds maintenance in an effort to promote resident involvement in improving neighborhood appearance.

Improve community quality of life and economic vitality.

We have implemented public housing security improvements by installing fencing, security lighting and housed the Resident Police Officers on each site. We also have a police substation on one of our sites— LA115-2; we have a Community Policing Programs (C.O.P.s) facility on one of our sites – LA115-1; and, are in the process of placing an additional substation in another of our subdivisions – LA115-3.

Promote self-sufficiency and asset development of families and individuals.

We give preference to working families in public housing, thereby increasing the number and percentage of employed persons. We have a Memorandum of Understanding with the Natchitoches Parish Office of Family Support to work with our mutual clients, providing them a place to obtain job experience.

Ensure equal opportunity in housing for all Americans.

We have undertaken affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability. We have also undertaken affirmative measures to provide a suitable living environment for all families living in assisted housing. Additionally, we have handicap accessible units for those persons with disabilities.

Follow Up Plan, as Per RASS

Based on RASS scoring for FYE March 31, 2007, no follow up plan is needed or required. (Received a score of 9 out of 10.)

RESIDENT ADVISORY BOARD COMMENTS

1. While serving as a member of the Advisory Board, I never realized the strategic plans that are implemented and then reinforced in order to manage an organization as such. Without a detailed plan and a mission this agency couldn't possibly operate productively as it has. I am proud to represent the Natchitoches Housing Authority as a resident member.
--Sylvia Madison
2. I have had plenty of time to review the agency plan for the next five years. I think the plan is well thought out and on track. The upgrades and repairs continue. I, as a resident, enjoy my home and feel safe here.
--Roberta Donaho
3. As a member of the resident advisory board, I would like to reiterate my interest towards landscaping and beautification of the housing authority units. This will increase the marketability of the units as well as the appearance. The appearance of marketable units will help us target different demographics and compete with conventional apartment complexes.
--Aufwiedersehen Pierre

CAPITAL FUND PROGRAM TABLES

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

PHA Name: Housing Authority of the City of Natchitoches, LA	Grant Type and Number Capital Fund Program Grant No: LA48P115501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies x Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$9,000.00			
4	1410 Administration	\$29,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$38,030.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$536,339.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$23,180.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$635,549.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Natchitoches, LA		Grant Type and Number Capital Fund Program Grant No: LA48P11550108 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	
PHA-Wide	Community Police Officer	1408		\$9,000				
“	Advertisements	1410		\$500				
“	Prorated Salaries	1410		\$28,500				
“	A/E Fees	1430		\$25,000				
“	Comp Grant Consultant	1430		\$13,030				
LA115-1 & -2	Patch door frames at back doors	1460		\$28,800				
“	Replace exterior doors & frames	1460		\$145,398				
“	Replace panel/trim	1460		\$48,600				
“	Interior Doors	1460		\$48,000				
“	Ranges/Refrigerators	1460		\$48,582				
LA115-2	Ceiling/Interior Painting	1460		\$40,000				
“	Kitchen Faucets	1460		\$9,600				
“	Bathtub/Lavatories/Fixture Replacement	1460		\$96,000				
“	Hard Wired Smoke Detectors	1460		\$20,000				
“	Electrical Upgrades	1460		\$51,359				
PHA-Wide	Truck Replacement	1475		\$23,180				
				\$635,549				

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

PHA Name: Housing Authority of the City of Natchitoches		Grant Type and Number Capital Fund Program No: LA48P11550108 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12/31/09			12/31/11			
LA115-1	12/31/09			12/31/11			
LA115-2	12/31/09			12/31/11			
LA115-3	12/31/09			12/31/11			
LA115-4	12/31/09			12/31/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
PHA-Wide	Annual Statement	\$122,749	\$125,710	\$224,050	-0-
LA115-1		-0-	\$509,839	\$179,730	\$635,299
LA115-2		\$512,800		\$214,071	\$150
LA115-3		-0-		\$17,500	\$100
LA115-4		-0-		\$198	-0-
LA115-7		-0-		-0-	-0-
CFP Funds Listed for 5-year planning		\$635,549	\$635,549	\$635,549	\$635,549
Replacement Housing Factor Funds					

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

Activities for Year : --4-- FFY Grant: PHA FY:			Activities for Year: --5-- FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Adm. Salaries	\$26,500	LA115-1	Trim Trees/Landscaping	\$42,250
“	Comp Grant Consultant	\$17,710	“	Patch sidewalks	\$6,750
“	Computer Upgrade	\$6,000	“	Construct addit. parking	\$44,800
“	A/E Fees	\$27,500	“	Repair & paint fence	\$3,750
“	Vehicle Replacement	\$20,000	“	Install addit. Site lighting	\$4,500
“	Community Police Officer	\$18,000	“	Replace windows	\$326,532
“	Termite Treatment (Init.)	\$79,840	“	Remove attic fans	\$16,200
“	Mower-Trailer	\$18,500	“	Patch gypsum board-ceil.	\$19,559
“	Smoke Detectors	\$10,000	“	Retexture & paint ceil.	\$72,359
LA115-1	Bathtub Replacement	\$179,730	“	Replace window trim	\$98,449
LA115-2	Paint Ceilings	\$106,032	“	Recaulk window interiors	\$50
“	Sidewalk Replacement	\$20,000	“	Int. doors,frames,hardwre	\$50
“	Toilet Replacement	\$40,000	“	Replace vinyl tile	\$20
“	Trim Trees	\$15,039	“	Replace shoe molding	\$5
“	Window Replacement	\$12,000	“	Replace ceramic tile surr.	\$5
“	Relocation Expense	\$1,000	“	Replace light fixtures	\$5
“	Bathroom Heaters/Vents	\$10,000	“	Replace bath. cabinets	\$5
“	Replace Panel/Trim	\$5,000	“	Replace bath counter tops	\$5
“	Electrical Upgrades	\$5,000	“	Inject foam insull.ext.wls.	\$5
LA115-3	Paint Interior	\$5,000		Year 5 continued on	
LA115-3	Vent Hoods	\$5,000		Next page.	
“	Security Lights	\$5,000			
“	Peep Holes	\$2,000			
“	Extra Parking	\$500			
LA115-4	Paint Interior	\$198			
Total CFP Estimated Cost		\$635,549			\$635,549

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

Activities for Year : --5-- FFY Grant: PHA FY:			Activities for Year: --5-- FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
LA115-2	Plant low ligh. Grnd cover	\$5	LA115-2	Install smoke/CO detect.	\$5
“	Repair & paint fence	\$5	“	Replace counter tops	\$5
“	Mailboxes	\$5	“	Inst. enamel stove splash	\$5
“	Install additional lighting	\$5	“	Sink and hardware	\$5
“	Power clean bldg. Exterior	\$5	“	Replace range hoods	\$5
“	Install aluminum fascia	\$5	LA115-3	Replace kitchen cabinets	\$5
“	Replace shingles	\$5	“	Repl. kitch. Countertops	\$5
“	Patch back door frames	\$5	“	Enamel splash @ stove	\$5
“	Replace windows	\$5	“	Replace refrigerators	\$5
“	Replace ext. door/frames	\$5	“	Replace range hoods	\$5
“	Repl. screen/storm doors	\$5	“	Remove attic fans/grill	\$5
“	Remove attic fans/louvers	\$5	“	Patch ceiling gypsum bd.	\$5
“	Patch gypsum board-ceil.	\$5	“	Retexture & paint ceil.	\$5
“	Inject foam insul.-ext.wall	\$5	“	Replace win.trim & stools	\$5
“	Repaint walls	\$5	“	Recaulk window interiors	\$5
“	Repl. window trim/stools	\$5	“	Repl. Int. doors/frames	\$5
“	Recaulk window interiors	\$5	“	Replace vinyl tile	\$5
“	Repl. Inter.doors/frames	\$5	“	Replace shoe molding	\$5
“	Replace vinyl siding	\$5	“	Replace light fixtures	\$5
“	Replace shoe molding	\$5	“	Repl. Bath. Cabainets	\$5
“	Replace bathbubs	\$5	“	Repl. Bath counter tops	\$5
“	Replace ceramic. Tiles	\$5	“	Smoke/CO detectors	\$5
“	Replace light fixtures	\$5	“	Replace windows	\$5
“	Bathroom Heater/Vents	\$5	“	Exterior doors/frames	\$5
“	Replace bath counter tops	\$5	“	Screen/storm doors	\$5
Total CFP Estimated Cost		\$125	“		\$125

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Natchitoches, LA		Grant Type and Number Capital Fund Program Grant No: LA48P11550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies x Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <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 Management Improvements-Soft Costs					
3	1408 Management Improvements-Hard Costs	\$24,000.00	\$538.00	\$538.00	\$538.00	
4	1410 Administration	\$27,000.00	\$62,162.26	\$62,162.26	\$62,162.26	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$45,210.00	\$61,860.00	\$61,860.00	\$61,860.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$567,467.00	\$466,554.62	\$466,554.62	\$466,554.62	
11	1465.1 Dwelling Equipment—Nonexpendable		\$65,322.00	\$65,322.00	\$65,322.00	
12	1470 Nondwelling Structures		\$2,415.00	\$2,415.00	\$2,415.00	
13	1475 Nondwelling Equipment	\$20,000.00	\$23,575.12	\$23,575.12	\$23,575.12	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs		\$1,250.00	\$1,250.00	\$1,250.00	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$683,677.00	\$683,677.00	\$683,677.00	\$683,677.00	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Natchitoches, LA		Grant Type and Number Capital Fund Program Grant No: LA48P11550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
PHA Wide	Community Police Officer	1408		\$24,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
“	Advertisements	1410		\$500.00	\$261.00	\$261.00	\$261.00	
“	Prorated Salaries	1410		\$26,500.00	\$25,901.26	\$25,901.26	\$25,901.26	
“	A & E Fees	1430		\$27,500.00	\$30,200.00	\$30,200.00	\$30,200.00	
“	Comp Grant Consultant	1430		\$17,710.00	\$20,510.00	\$20,510.00	\$20,510.00	
LA115-2	Front doors/Interior doors	1460		\$121,400.00	\$0.00	\$0.00	\$0.00	
“	Bathtub Replacement	1460		\$226,095.00	\$0.00	\$0.00	\$0.00	
“	Faucets/Lavatories/Fixtures	1460		\$60,000.00	\$544.91	\$544.91	\$544.91	
“	Replace Panel, Trim	1460		\$159,972.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Truck Replacement	1475		\$20,000.00	\$16,092.00	\$16,092.00	\$16,092.00	
“	Energy Consultant	1430		\$0.00	\$4,700.00	\$4,700.00	\$4,700.00	
“	Ranges & Refrigerators	1465		\$0.00	\$65,322.00	\$65,322.00	\$65,322.00	
“	Relocation Expenses	1495		\$0.00	\$1,250.00	\$1,250.00	\$1,250.00	
“	Management Improvements	1408		\$0.00	\$14,471.12	\$14,471.12	\$14,471.12	
LA115-2	Renovations @ Brahma	1460			\$249,009.71	\$249,009.71	\$249,009.71	
LA115-1	Vinyl siding	1460			\$217,000.00	\$217,000.00	\$217,000.00	
	Replace office a/c & heat	1470			\$2,415.00	\$2,415.00	\$2,415.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Natchitoches, LA	Grant Type and Number Capital Fund Program Grant No: LA48P11550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies x Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Management Improvements-Soft Costs				
3	1408 Management Improvements-Hard Costs	\$43,000.00			
4	1410 Administration	\$27,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$83,008.00	\$19,545.00	\$19,545.00	\$19,545.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$498,470.00	\$611,139.00	\$611,139.00	\$611,139.00
11	1465.1 Dwelling Equipment—Nonexpendable		\$20,794.00	\$20,794.00	\$20,794.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$651,478.00	\$651,478.00	\$651,478.00	\$651,478.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Natchitoches, LA		Grant Type and Number Capital Fund Program Grant No: LA48P11550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
PHA Wide	Community Police Officer	1408		\$18,000.00	\$0.00	\$0.00	\$0.00	
“	Computer Upgrade	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
“	Advertisements	1410		\$500.00	\$0.00	\$0.00	\$0.00	
“	Prorated Salaries	1410		\$26,500.00	\$0.00	\$0.00	\$0.00	
“	A & E Fees	1430		\$27,500.00	\$0.00	\$0.00	\$0.00	
“	Comp Grant Consultant	1430		\$13,030.00	\$19,545.00	\$19,545.00	\$19,545.00	
“	Construction Manager	1430		\$42,478.00	\$0.00	\$0.00	\$0.00	
LA115-1	Vinyl Siding	1460		\$178,330.00	\$0.00	\$0.00	\$0.00	
	Exterior/Interior doors	1460		\$130,000.00	\$0.00	\$0.00	\$0.00	
	Canopy behind maint. Warehouse	1470		\$30,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Playground Equipment	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Landscaping	1450		\$30,000.00	\$0.00	\$0.00	\$0.00	
LA115-1 & -2	Lead Based Paint Abatement	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Fencing and Gates	1450		\$20,140.00	\$0.00	\$0.00	\$0.00	
LA115-2	Interior Painting	1460		\$30,000.00	\$42,500.00	\$42,500.00	\$42,500.00	
	Hard Wired Smoke Detectors	1460		\$10,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
PHA Wide	Ranges and Refrigerators	1465		\$0.00	\$20,794.00	\$20,794.00	\$20,794.00	
	Replace wall paneling	1460		\$0.00	\$125,000.00	\$125,000.00	\$125,000.00	
	Replace cabinets	1460		\$0.00	\$140,000.00	\$140,000.00	\$140,000.00	
	Replace windows/screens	1460		\$0.00	\$123,684.00	\$123,684.00	\$123,684.00	
	Replace interior doors	1460		\$0.00	\$36,000.00	\$36,000.00	\$36,000.00	
	Replace unit plumbing	1460		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00	
	Replace electrical devices	1460		\$0.00	\$41,000.00	\$41,000.00	\$41,000.00	
	Replace flooring	1460		\$0.00	\$45,955.00	\$45,955.00	\$45,955.00	

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

PHA Name: Housing Authority of the City of Natchitoches, LA	Grant Type and Number Capital Fund Program Grant No: LA48P11550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies x Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Management Improvements-Soft Costs				
3	1408 Management Improvements-Hard Costs	\$63,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$27,000.00	\$34,000.00	\$34,000.00	\$18,332.08
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$57,040.00	\$59,511.00	\$59,511.00	\$28,683.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$429,888.00	\$508,946.00	\$508,946.00	\$74,574.99
11	1465.1 Dwelling Equipment—Nonexpendable	\$48,582.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		\$19,808.00	\$19,808.00	\$19,808.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		\$3,245.00	\$3,245.00	\$2,055.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$625,510.00	\$625,510.00	\$625,510.00	\$143,453.07
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Natchitoches, LA	Grant Type and Number Capital Fund Program Grant No: LA48P11550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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	
PHA Wide	Community Police Officer	1408		\$18,000.00	\$18,000.00	\$18,000.00	\$6,750.00	
	Computer Upgrade	1408		\$25,000.00	\$0.00	\$0.00		
	P.B.A. Consulting/Conversion	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	
	Advertisements	1410		\$500.00	\$0.00	\$0.00		
	Prorated Salaries	1410		\$26,500.00	\$16,000.00	\$16,000.00	\$11,582.08	
	A & E Fees	1430		\$27,500.00	\$29,335.00	\$29,335.00	\$25,123.00	
	Comp Grant Consultant	1430		\$13,030.00	\$10,176.000	\$10,176.000	\$3,560.00	
	Construction Manager	1430		\$16,510.00	\$0.00	\$0.00		
LA115-1	Power Clean Exterior of Building	1460		\$14,470.00	\$0.00	\$0.00		
	Install Aluminum Fascia	1460		\$42,363.00	\$0.00			
	Install Vinyl Soffit	1460		\$153,485.00	\$0.00			
	Vinyl Siding @ Backdoors/Gables	1460		\$3,770.00	\$1,124.00		\$1,124.00	
	Repair Rear Door Frames	1460		\$28,800.00	\$0.00			
	Replace selected exterior doors	1460		\$138,400.00	\$0.00			
	Replace screen/storm doors	1460		\$48,600.00	\$0.00			
	Ranges/refrigerators	1465		\$48,582.00	\$0.00			
LA115-2	Interior painting	1460		\$0	\$29,053.00	\$29,053.00	\$2,483.00	
	Replace wall panel	1460		\$0	\$60,660.00	\$60,660.00	\$4,795.00	
	Replace cabinets	1460		\$0	\$125,379.00	\$125,379.00	\$40,261.99	
	Replace windows/screens	1460		\$0	\$57,450.00	\$57,450.00	\$4,300.00	
	Replace interior doors	1460		\$0	\$44,665.00	\$44,665.00	\$2,950.00	
	Replace unit plumbing	1460		\$0	\$89,285.00	\$89,285.00	\$9,765.00	
	Replace electrical devices	1460		\$0	\$33,755.00	\$33,755.00	\$4,306.00	
	Replace flooring	1460		\$0	\$67,585.00	\$67,585.00	\$4,590.00	
	Replace maint. vehicle	1475		\$0	\$19,808.00	\$19,808.00	\$19,808.00	
	Tenant relocation for mod work	1495		\$0	\$3,245.00	\$3,245.00	\$2,055.00	

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

PHA Name: Housing Authority of the City of Natchitoches	Grant Type and Number Capital Fund Program No: LA48P11550106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$18,000.00			
4	1410 Administration	\$27,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,569.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$524,980.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$25,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$635,549.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
Part II: Supporting Pages						
PHA Name: Housing Authority of the City of Natchitoches, LA		Grant Type and Number Capital Fund Program Grant No: LA48P11550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
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
PHA-Wide	Community Police Officer	1408		\$18,000			
“	Advertisements	1410		\$500			
“	Prorated Salaries	1410		\$26,500			
“	A/E Fees	1430		\$17,500			
“	Comp Grant Consultant	1430		\$13,030			
“	Project-Based Accounting Consultant	1430		\$10,030			
LA115-1	Canopy Behind Maint. Warehouse	1460		\$30,000			
LA115-1 & -2	Patch door frames at back doors	1460		\$28,800			
“	Replace exterior doors & frames	1460		\$145,407			
“	Replace screen/storm doors	1460		\$48,600			
“	Interior Doors	1460		\$48,000			
“	Ranges/Refrigerators	1460		\$48,582			
LA115-2	Ceiling/Interior Painting	1460		\$40,000			
“	Kitchen Faucets	1460		\$9,600			
	Bathtub/Lavatories/Fixture Replacement	1460		\$96,000			
LA115-3	Water Heaters	1460		\$10,000			
PHA Wide	Landscaping	1460		\$20,000			
PHA-Wide	Truck Replacement	1475		\$25,000			
				\$635,549			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Natchitoches		Grant Type and Number Capital Fund Program No: LA48P11550107 Replacement Housing Factor No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHA Name: Housing Authority of the City of Natchitoches		Grant Type and Number Capital Fund Program No: LA48P11550107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12/31/08			12/31/10			
LA115-1	12/31/08			12/31/10			
LA115-2	12/31/08			12/31/10			
LA115-3	12/31/08			12/31/10			
LA115-4	12/31/08			12/31/10			

VAWA as it Relates to the Housing Authority of the City of Natchitoches, LA

The Housing Authority of the City of Natchitoches, Louisiana fully supports and assists victims of domestic violence, dating violence, sexual assault and stalking. This agency has preferences in place for said victim(s) and has incorporated language into its Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administration Plan providing for victims of domestic violence, dating violence and stalking.

The HACN partners with the local DOVES Program – Domestic Violence Education and Support Groups, Incorporated to provide services to any and everyone who wants or needs their assistance. DOVES provides a variety of services including: Domestic Violence Education for clubs, churches, civic groups, day care facilities, neighborhoods, college fraternities, sororities, private schools, businesses and service organizations; provides brochures, flyers, posters, donation containers and literature; transportation to safety; safety planning; lethality assessments; emergency financial assistance; temporary shelter; civil protection orders; temporary restraining orders; courtroom & personal advocacy; crises intervention; support group sessions; babysitting; referrals to professional counselors; volunteer & internship programs; victim donation distribution; educational endeavors; personal empowerment strategies; agency generated stats on domestic violence, and much more.

A DOVES flyer is posted in the Housing Authority's public waiting area, as or DOVES brochures. Through our close working relationship with DOVES, we are able to serve these victims in a very timely manner and get the victims out of harm's way.

The HACN also provides brochures to applicants, tenants, owners and landlords on the VAWA. Additionally, the HACN does require HUD Form 50066 be completed by victims of domestic violence (or other acceptable certifications) within 14 business days of receiving the written request for the certification by the HACN.