

1.0	PHA Information PHA Name: <u>Monroe Housing Authority</u> PHA Code: <u>LA006</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1522</u> Number of HCV units: <u>1469</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: The Monroe Housing Authority is founded on the belief that decent, safe, and affordable housing are central to the physical, and emotional health, the productivity, and the self-esteem for the people it serves. Recognizing its responsibility to maintain physical properties, while affording dignity and respect to every individual, the objective of the Monroe Housing Authority is to improve the quality of life through a community partnership which promotes decent, safe, and affordable neighborhoods.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">See Exhibit 1</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Implemented Asset Management including Site-Based Waiting Lists. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The 5-Year and Annual Monroe Housing Authority Plans and Supporting Documentations are available for public inspection at the Main Administrative Offices and at Project Offices (6-1, 6-2, 6-5, 6-6, 6-9, 6-10, 6-11 and 6-13).																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Does not apply.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <p style="text-align: center;">See Exhibit 2 & Exhibit 2a</p>																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Exhibit 2b.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <p style="text-align: center;">Does not apply.</p>																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Exhibit 3																										

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Exhibit 4.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The Monroe Housing Authority five-Year Agency Plan has as its highest priority to improve the quality of life for the people it serves, especially the extremely low-income and elderly. This is accomplished with the continued development of partnerships with public and private entities, which includes nonprofit homeless shelters, transitional housing providers, and affordable housing providers to promote decent, safe and affordable neighborhoods.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Exhibit 5.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

MONROE HOUSING AUTHORITY
GOALS & OBJECTIVES

- **Increase the availability of decent, safe, and affordable housing by:**
 1. Applying for additional vouchers;
 2. Reducing public housing vacancies;
 3. Leveraging private or other public funds to create additional housing opportunities;
 4. Acquire or build units or developments;
 5. Continue to improve public housing management;
 6. Continue to improve voucher management;
 7. Continue to increase customer satisfaction;
 8. Renovate or modernize public housing units;
 9. Continue to conduct outreach efforts to potential voucher landlords;
 10. Increase voucher payment standards; and
 11. Continue the implementation of the voucher and other homeownership programs.

- **Improve community quality of life and economic vitality by:**
 1. Continue to implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments;
 2. Continue to implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments; and
 3. Continue public housing security improvements.
 4. Continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

- **Promote self-sufficiency and asset development of families and individuals by:**
 1. Increasing the number and percentage of employed persons in assisted families;
 2. Continue to provide or attract supportive services to improve assistance recipients' employability; and
 3. Continue to provide or attract supportive services to increase independence for the elderly or families with disabilities.

- **Ensure Equal Opportunity in Housing for all Americans by:**
 1. Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability;
 2. Continue to 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; and
 3. Continue to undertake affirmative measures to ensure accessible housing for persons with all varieties of disabilities regardless of unit size required.

MONROE HOUSING AUTHORITY

Meeting Goals & Objectives

The Housing Authority of the City of Monroe is a public agency that provides decent, safe and affordable housing to low income individuals and families throughout the city. The Monroe Housing Authority (MHA) presently owns and operates 2,105 units (40 additional units in development) and operates 1,490 Section 8 Housing Voucher units, (includes 21 Shelter+Care vouchers). The Monroe Housing Authority has been recognized by the Department of Housing and Urban Development as having one of the most successful development and management programs in the Southwest United States. The Monroe Housing Authority has consistently been awarded a "High Performer" award by the Department of Housing and Urban Development from the implementation of the award in 1992 until the present.

According to Monroe Housing Authority audit reports, the Authority: "has complied in all material respects, with the requirements governing types of services allowed or unallowed; eligibility; reporting; special tests and provision; and claims for advances and reimbursements that are applicable to each of its major federal financial assistance programs....". There are no unresolved findings from prior review by HUD (including Inspector General), GAO or independent public accountants. The Housing Authority has won the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the past several years.

The MHA has over 50 years of experience in administering rental assistance, competing for grant monies and participating in other funding programs. During the past five (5) years, the following grants/programs included:

- In March of 2003, the modernization of 100 units at Lock Place (6-4) was completed for \$1,490,000.
- In July of 2004, the modernization of Foster Heights (6-5) was completed for \$3,765,600 providing 175 families with modern up-to-date apartments.
- The oldest complex, Breece Place (6-1), had its 50 apartments renovated and updated with a completion date of October 2005 for \$1,100,000.
- Modernization of Johnson-Carver Terrace (6-2 & 3) was completed in two phases: 76 units in October 2006 for \$1,932,341; and 125 units in October 2007 for \$3,665,465.
- The first phase (78 units) of the modernization of Miller Square (6-10) began in May 2008 and should be completed in the Spring of 2009 for \$2,950,000.
- In March of 2004, the development of the fourth Tax Credit complex, Chauvin Pointe II with 65 two-bedroom units for the elderly (52 affordable and 13 market rate units), was completed for over \$4.5 million.
- South Pointe II has 44 one-bedroom units under Section 202 PRAC; developed for very low-income elderly; and was completed in May of 2004 for \$2.7 million.
- In March 2008, the 60 unit Tax Credit development for the elderly named Lake Passman (Passman Plaza III) was completed for over \$6,000,000.
- After almost two years, Ouachita Grand Plaza, a 91 unit low-rise for the elderly was re-financed in January 2009 with a \$3,167,000 loan and will provide over \$500,000 for modernization and repairs to the facility.

- Since 2001 HUD awarded grants for a Family Self-Sufficiency Coordinator which also resulted in the implementation of the Section 8 Homeownership Option Program. The Housing Authority is also a High Performer under the SEMAP scoring system.
- In November 2003, the Housing Authority signed an agreement with Volunteers of American to provide an Early Head Start Program in the Monroe Housing Authority Child Care Center located in the Burg Jones Lane (6-6) development.
- In December 2003 Monroe Housing Authority received a \$244,598 ROSS-Neighborhood Network Program grant. This three year grant provided residents access to job readiness training, job placement and computer skills. Partners included the Delta Community College and Monroe Homeownership, Inc.
- In 2004, Grambling State University, began a GED Program at the Burg Jones Lane (6-6) Community Building. This program has graduated dozens of Monroe Housing Authority residents and continues to flourish.
- In April 2005 and 2006, the Housing Authority received funding for a Public Housing Family Self-Sufficiency Coordinator. As a result, every effort was made to implement a Family Self-Sufficiency Program for public housing residents.
- In June 2005, the Monroe Housing Authority received a \$340,000 ROSS/RSDM-Family Grant. In partnership with Opportunity Industrialization Center of Ouachita, Inc. (OIC) and Monroe Homeownership, Inc. this three year grant provided an Interactive Career Training Program utilizing computers and Homeownership Training to public housing residents.
- Implement Asset Management in 2007 combining fourteen (14) complexes to nine (9).
- Updated and clarified the Admissions and Continued Occupancy and Administrative Plans in 2007 and 2008 which included serving the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

The Monroe Housing Authority has had a strong involvement with other agencies and organizations for many years. Besides numerous partnerships (some are stated above), the MHA has non-financial agreements with the Ouachita Parish Police Jury Employment & Training Office; the Ouachita Community Enhancement Zone; the Monroe City Schools; Primary Health Care Services; and the Ouachita Parish Office of Family Support (Welfare Agency).

The MHA Five-Year Agency Plan has as its highest priority to improve the quality of life for the people it serves. This is being accomplished with the continued development of partnerships with public and private entities, which includes nonprofit homeless shelters, transitional housing providers, and affordable housing providers to promote decent, safe and affordable neighborhoods.

MONROE HOUSING AUTHORITY

ATTACHMENT: HUD-50075.1
P & E on FY 2007 and 2008 CFP
2007 and 2008 CAPITAL FUND
PROGRAM

PERFORMANCE AND EVALUATION REPORT

January 1, 2008 – December 31, 2008

A. USE OF CFP FUNDS

CFP and other funds are being disbursed in accordance with the needs identified in the Monroe Housing Authority's 5-Year & Annual Plans.

1. EMERGENCY NEEDS

There were no Emergency Needs during this period.

2. DEVIATIONS WITHIN THE 10% CAP

There were no major changes that exceeded the 10% limitation. Work items were shifted from years one and two. The Monroe Housing Authority is operating under an approved Annual Statement covering a two-year period. The Housing Authority has also adopted the fungibility concept.

3. DEVIATIONS IN THE ORDER OF WORK BETWEEN YEAR 1 & 2

See – Capital Fund Program Tables.

4. ACTUAL FUND OBLIGATIONS AND EXPENDITURES

The actual fund obligations and expenditures as compared to the budgeted amounts in the most recently revised Annual Statement.

5. TARGET DATE PERFORMANCE (IMPLEMENTATION SCHEDULES)

Funds were obligated when they became available. Except for delayed items, the implementation schedule was followed as described in the original grant application.

B. RESIDENT & LOCAL GOVERNMENT COMMENT SUMMARY

All Monroe Housing Authority residents and Local Government Officials have been given an opportunity to comment on the 2008 CFP. Sample copies of meeting memorandums, notices, reports, and budgets are available for review at the Monroe Housing Authority Administrative Offices.

Most resident comments were made at scheduled monthly meetings or by telephone. Government Officials were kept informed and updated on the 2008CFP on a non-scheduled basis. The Resident Advisory Committee met during the year and in their discussions included the 2008 Capital Fund Program.

Through the 2008 CFP, the Monroe Housing Authority addressed its' number one priority--safety, security and improving the quality of life for residents. Additional concrete driveways were installed at Miller Square (LA 6-10) and interior renovation of the first phase of the 152 unit Miller Square complex is under contract. Also, several resident initiative programs are helping to make public housing developments a better place to live.

C. BOARD OF COMMISSIONERS RESOLUTION

The resolutions are submitted with the PHA Plans Certifications

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: LA48P00650107		2007	
Monroe Housing Authority		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2007	
Type of Grant		Revised Annual Statement (revision no:)		Total Actual Cost ¹	
Original Annual Statement		Revised ²		Expended	
Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line	12/31/08	Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	155,000	146,709.87	146,710	73,396
4	1410 Administration (may not exceed 10% of line 21)	225,000	159,646.71	159,647	79,554
5	1411 Audit	6,000	5,000	5,000	5,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	34,006.49	34,006	9,325
8	1440 Site Acquisition				
9	1450 Site Improvement	771,915	449,643.25	449,643	244,953
10	1460 Dwelling Structures	1,347,713	1,845,621.68	1,845,622	491,748
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	75,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		5,000.00	5,000	5,000
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	2,645,628	2,645,628	2,645,628	908,979
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Monroe Housing Authority		Capital Fund Program Grant No: LA48P00650107 Date of CFFP: _____		2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
1/1/08-12/31/08		Revised ²		Expended	
Signature of Executive Director		Signature of Public Housing Director		Date	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650107 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Homeownership	1408		699.55		699.55	456	Completed	
PHA Wide	Management Deficiencies	1408		5,179.98		5,179.98	1,500	Completed	
PHA Wide	Drug Elimination	1408		138,867.68		138,867.68	70,451	Completed	
PHA WIDE	Boy Scouts	1408		1,962.66		1,962.66	991	Completed	
PHA Wide	Non-Technical Salaries	1410		42,957.77		42,957.77	20,657	Completed	
PHA Wide	Technical Salaries	1410		67,542.30		67,542.30	31,872	Completed	
PHA Wide	Benefits	1410		42,412.25		42,412.25	21,207	Completed	
PHA Wide	Sundry	1410		6,734.39		6,734.39	5,819	Completed	
PHA Wide	Audit	1411		5,000.00		5,000.00	5,000	Completed	
PHA Wide	Fees & Costs	1430		34,006.49		34,006.49	9,325	Completed	
6-3 J-C Terrace	Landscaping	1450		600.00		600.00	-		
PHA Wide	Clothesline Pole Removal	1450		15,636.00		15,636.00	14,040	Completed	
6-10 Miller Sq.	Parking & sidewalk improv. (Phase I)	1450		210,263.00		210,263.00	194,061	Completed	
6-3 J-C Terrace	Exterior Renovations (Phase II)	1450		134,494.25		134,494.25	-		
6-13 McKeen	Parking Repair			88,650.00		88,650.00	36,852	Completed	

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Monroe Housing Authority Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2007	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹	
PHA Wide; Mngmt. Imp.	6/07	9/07		6/08		
PHA Wide; Admin. Cost	6/07	9/07		6/08		
PHA Wide: Audit	6/07	9/07		4/08		
PHA Wide; Fees&Costs	6/07	9/07		6/08		
6-3 Landscaping		9/07		12/07		
PHA Wide Clothline. rem		12/07		4/08		
6-10 Parking Phase I	6/07	12/07		4/08		
6-3 Exterior Renovation	6/07	9/07		12/07		
6-13 Parking Repair	6/07	12/07		4/08		
6-3 Interior Renovation	6/07	9/07		12/07		
6-13 Cooling Tower		12/07		12/07		
6-14 Sprinkler System	6/07	9/07			Delayed	
6-6 Exterior Office Reno	6/07	Delayed			Delayed	
PHA Wide; Trucks	6/07	Delayed			Delayed	
PHA Wide; Tel Upgrade	6/07	Delayed			Delayed	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: LA48P00650108		2008	
Monroe Housing Authority		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2008	
Type of Grant		Revised Annual Statement (revision no:)		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	155,000		155,000	66,010
4	1410 Administration (may not exceed 10% of line 21)	180,000		180,000	89,392
5	1411 Audit	6,000		6,000	-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		5,000	1,725
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,472,270		2,472,270	1,119,045
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	60,000		60,000	43,350
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	2,878,270		2,878,270	1,319,523
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650108 Date of CFFP: _____	
Replacement Housing Factor Grant No: _____		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Reserve for Disasters/Emergencies <input type="checkbox"/>		Total Estimated Cost	
Summary by Development Account		Revised ²	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
Original		Obligated	
Total Actual Cost ¹		Expended	

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Part II: Supporting Pages									
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650108 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	1/1/08-12/31/08	
PHA Wide	Homeownership	1408		15,000		15,000	-		
PHA Wide	Management Deficiencies	1408		5,000		5,000	2,408		On Going
PHA Wide	Drug Elimination	1408		135,000		135,000	63,603		On Going
PHA Wide	Non-Technical Salaries	1410		45,000		45,000	24,565		On Going
PHA Wide	Technical Salaries	1410		75,000		75,000	39,232		On Going
PHA Wide	Benefits	1410		50,000		50,000	23,952		On Going
PHA Wide	Sundry	1410		10,000		10,000	1,643		On Going
PHA Wide	Audit	1411		6,000		6,000	-		On Going
PHA Wide	Fees & Costs	1430		5,000		5,000	1,725		On Going
6-10 Miller Sq.	Sidewalk Improvements	1450		-		-	-		Completed 2007
6-10 Miller Sq.	Interior Renovation (Phase I)	1460		2,472,270		2,472,270	1,119,045		On Going
6-6 Berg Jones	Parking & Pavilion	1470		-		-	-		Delayed

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies) Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
	Original	Obligated	
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements	150,000	
4	1410 Administration (may not exceed 10% of line 21)	225,000	
5	1411 Audit	6,000	
6	1415 Liquidated Damages		
7	1430 Fees and Costs	85,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	521,415	
10	1460 Dwelling Structures	1,320,701	
11	1465.1 Dwelling Equipment—Nonexpendable	330,200	
12	1470 Non-dwelling Structures	30,000	
13	1475 Non-dwelling Equipment	103,000	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	91,000	
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,862,316	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	Signature of Public Housing Director
		12/17/09	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650109 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
6-9 Robinson Place	Additional Parking	1450	176	314,415				
6-9 Robinson Place	Landscaping	1450	176	65,000				
6-9 Robinson Place	Landscaping	1450	36	36,000				
6-9 Robinson Place	Appliances	1465	36	28,800				
6-10 Miller Square	Landscaping	1450	71	40,000				
6-10 Miller Square	Appliances	1465	78	62,400				
6-11 Frances Tower	Parking, Bldg. & Landscape Improv.	1450	130	66,000				
6-11 Frances Tower	Waterproof & Clean Building	1460	130	262,556				
6-11 Frances Tower	Kitchen Renovations	1460	130	315,000				
6-11 Frances Tower	Bath & Plumbing Renovations	1460	130	186,500				
6-11 Frances Tower	Interior Renovations	1460	130	355,645				
6-11 Frances Tower	Common Area Improvements	1460	130	156,000				
6-11 Frances Tower	New Laundry Room	1460	130	45,000				
6-11 Frances Tower	Appliances	1465	130	205,000				
6-11 Frances Tower	Dining Furniture	1465	130	20,000				
6-11 Frances Tower	Upgrade Electric Motors	1465	130	8,000				
6-11 Frances Tower	Front Load Washers	1465	130	6,000				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650109 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
6-11 Frances Tower	Office Renovations	1470	130	30,000				
6-11 Frances Tower	Equipment & Furnishings	1475	130	28,000				
6-11 Frances Tower	Moving Allowance	1495	130	91,000				
PHA Wide	Trucks	1475		65,000				
PHA Wide	Computer Equipment	1475		10,000				
PHA Wide	Management Improvements							
	Homeownership	1408		15,000				
	Drug Elimination	1408		135,000				
PHA Wide	Administrative & Other Cost							
	Non-Technical Salaries	1410		60,000				
	Technical Salaries	1410		100,000				
	Benefits	1410		50,000				
	Sundry	1410		15,000				
PHA Wide	Audit	1411		6,000				
PHA Wide	Fees & Costs	1430		85,000				
	TOTAL			2,862,316				

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
6-9 Additional Parking	12/09		6/10			
6-9 Landscaping	12/09		6/10			
6-9 Appliances	12/09		12/09			
6-10 Landscaping	12/09		6/10			
6-10 Appliances	12/09		12/09			
6-11 Park, Bldg., Lands/Imp	12/09		6/10			
6-11 Waterproof, Clean Bldg	12/09		6/10			
6-11 Kitchen Renovations	12/09		6/10			
6-11 Bath & Plumb. Renov.	12/09		12/10			
6-11 Interior Renovations	12/09		12/10			
6-11 Common Area Impro	12/09		12/10			
6-11 New Laundry Room	12/09		12/10			
6-11 Appliances	12/09		12/09			
6-11 Dining Furniture	3/10		6/10			
6-11 Upgrade Elect. Motrs	12/09		6/10			
6-11 Front Load Washers	12/09		12/10			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

EXHIBIT 26

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number Monroe Housing Authority – LA006	Locality (City/County & State) Monroe, Ouachita Parish, Louisiana			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
A.					
B.	Physical Improvements Subtotal	2,334,148	2,161,316	2,167,796	2,185,316
C.	Management Improvements	125,000	200,000	225,000	125,000
D.	PHA-Wide Non-dwelling Structures and Equipment	22,168	165,000	127,520	195,000
E.	Administration	225,000	245,000	250,000	265,000
F.	Other	156,000	91,000	92,000	92,000
G.	Operations				
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds	2,862,316	2,862,316	2,862,316	2,862,316
L.	Total Non-CFP Funds				
M.	Grand Total	2,862,316	2,862,316	2,862,316	2,862,316

Part I: Summary (Continuation)

PHA Name/Number Monroe Housing Authority/LA006	Development Number and Name	Work Statement for Year 1 FFY_2009__	Locality (City/county & State) Monroe, Ouachita Parish, Louisiana		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
			Work Statement for Year 2 FFY_2010__	Work Statement for Year 3 FFY_2011__		Work Statement for Year 4 FFY_2012__	Work Statement for Year 5 FFY_2013__
	LA6-1 Lock/Breece	Annual Statement	78,750	90,000			
	LA6-2 Johnson-Carver		104,375	120,600			
	LA6-5 Foster Heights			201,675			
	LA6-6 Burg Jones Lane			157,000	1,547,796		1,455,273
	LA6-9 Robinson Place		83,177	1,109,666			232,638
	LA6-10 Miller Square		1,992,846				
	LA6-11 Frances Tower		20,000	275,000			314,000
	LA6-13 McKeen Plaza			107,375	500,000		
	LA6-14 Cooley Homes						
	PHA-Wide		142,168	265,000	247,520		378,450

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
LA6-1 Lock/Breecce			LA6-1 Lock/Breecce		
Replace Attic Insulation	150	78,750	New Toilets	150	90,000
LA6-2 Johnson-Carver			LA6-2 Johnson-Carver		
Replace Attic Insulation	201	104,375	New Toilets	201	120,600
LA6-9 Robinson			LA6-5 Foster Heights		
New Toilets	175	20,102	New Toilets	175	109,800
Replace Attic Insulation	175	63,075	Replace Attic Insulation	175	91,875
LA 6-10 Miller Square			LA6-6 Burg Jones		
Int. Renovations II	72	1,927,846	Replace Attic Insulation	300	157,000
Moving Allowance	72	65,000	LA6-9 Robinson		
LA6-11 Frances Tower			Exterior Lighting	152	140,620
Replace AC Coils	130	20,000	Interior Renovations	36	869,046
			Park & Sidewalk Rep.	36	100,000
			LA6-11 Frances Tower		
			New Roof	1	275,000
PHA-Wide as needed			LA6-13 McKeen		
Tree Trimming		20,000	Paint & Waterproof Bld	1	107,375
Stoves & Refrigerators	150	100,000	PHA-Wide as needed		
			Stoves & Refrigerators		120,000
			Subtotal of Estimated Cost		\$2,399,148
			Subtotal of Estimated Cost		\$2,181,316

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
Estimated Cost	Estimated Cost	Estimated Cost
PHA-Wide	PHA-Wide	PHA-Wide
Drug Elimination Program	Drug Elimination Program	Drug Elimination Program
Homeownership Program	Homeownership Program	Homeownership Program
Youth Programs	Youth Programs	Youth Programs
Audit	Audit	Audit
A & E Fees	A & E Fees	A & E Fees
Administration	Administration	Administration
Computer Equipment	Computer Equipment	Computer Equipment
Replace 5 Trucks	Replace 5 Trucks	Replace 5 Trucks
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
	\$463,168	\$681,000

MONROE HOUSING AUTHORITY
STATEMENT OF HOUSING NEEDS

The Monroe Housing Authority (MHA) continuously analyzes the needs of low-income and very low-income families who reside in the MHA jurisdiction. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location. Presently, there is no information available on accessibility, size of units and location from the 2005 Consolidated Plan.

Through analysis of the MHA's jurisdiction and waiting lists, the MHA believes that very low-income families' and elderly persons are least well-served in the MHA's jurisdiction. As required, the information provided includes:

- Households with incomes below 30% of area median (extremely low-income)
- Elderly household and households with disabilities
- Identification of household race and ethnicity

There are barriers in the MHA's jurisdiction which impact the MHA's ability to provide affordable housing to these needy populations. The population group(s) identified very low-income families and elderly persons face the following barriers to obtaining affordable housing:

- Affordability
- Supply of housing resources
- Quality of available housing
- Lack of MHA resources

MONROE HOUSING AUTHORITY STRATEGIES FOR ADDRESSING HOUSING NEEDS

The Monroe Housing Authority (MHA) intends, to the maximum extent practicable, to address the community housing needs described in the Statement of Housing Needs. The MHA efforts over the next year will center on addressing affordability and supply of housing resources. Other strategies to be considered include:

- Respond to HUD Notices of Funding Availability for additional funds.
- Apply for additional Section 8 Vouchers.
- Continue to develop partnerships with public and/or private partnerships, such as real estate developers and capital housing markets.
- Continue to develop additional mixed finance, tax credit and other type financing (including the possibility of HOPE VI public housing units).
- Continue to provide homeownership opportunities.
- Continue to develop partnerships with nonprofit homeless shelters, transitional housing providers, and affordability housing providers.

10.0 Additional Information

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009). The PHA achieved the goals and objectives established in the previous 5-Year Plan. Improving the quality of life for the people we serve is our highest priority. We have and will continue to develop partnerships among public and private entities to increase the availability of decent, safe and affordable housing in our community.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

a. Substantial Deviation from the 5-Year Plan

“Substantial deviation” from the Agency’s Five-Year Plan will include:

- Any change to, or development of, the Agency’s Mission Statement.
- Any change to or deletion of a goal or objective that is included in the PHA Five-Year Plan.
- Any change to a goal or objective that is included in the PHA Five Year Plan that would have an effect on the public housing residents or Section 8 participants. An example would be a decision by the jurisdiction to NOT apply for additional Section 8 vouchers even though the Five Year Plan includes an objective calling for such application to expand the supply of affordable housing.
- Any additional goals or objectives that have been identified to meet the stated Mission of the PHA.

b. Significant Amendment or Modification to the Annual Plan
“Significant Amendment or Modification” to the Agency’s
Five-Year or Annual Plan is defined as follows:

- Changes to rent or admissions policies.
- Changes to the organization of the waiting list.
- Changes to tenant selection criteria.
- Additions (or deletions) of non-emergency work items not included in the current Annual Statement of the Five Year Action Plan.
- Change in the use of replacement reserve funds under the Capital Fund.
- Additions of new activities under a component (e.g., plan to dispose of public housing units not previously included in the Annual Plan; any change in homeownership programs or conversion activities).
- New activities not included in the current PHDEP Plan.
- Changes to the current Grievance or Informal Hearing Procedures.
- Changes to the current community service program.

ELECTRONIC TRANSMITTAL

TO:

MS. CHERYL WILLIAMS, DIRECTOR
OFFICE OF PUBLIC HOUSING
U. S. DEPARTMENT OF HUD
500 POYDRAS STREET, 9TH FLOOR
NEW ORLEANS, LA 70130-3099

FROM: MONROE HOUSING AUTHORITY

MR. FRANK L. WILCOX
300 HARRISON STREET
MONROE, LA 71201

DATE:

DECEMBER 17,2009

THE FOLLOWING DOCUMENTS ARE BEING TRANSMITTED:

ONE (1) EACH OF ORIGINAL SIGNED COPY OF THE FOLLOWING HUD REQUIRED CERTIFICATES/DOCUMENTS/FORMS FOR THE PHA FIVE-YEAR CAPITAL FUND ACTION PLAN (2009-2013) AND ANNUAL (2009) PLAN:

- (a) FORM HUD-50077 AND BOARD RESOLUTION (3PAGES); FORM HUD-50077-CR (1PAGE) AND FORM HUD-5077-SL (1PAGE).**
- (b) FORM HUD-50070 (2PAGES)**
- (c) FORM HUD-50071 (1PAGE)**
- (d) FORM SF-LLL (1PAGE)**
- (e) N/A**
- (f) RESIDENT ADVISORY BOARDS COMMENTS (8PAGES)-NOTICE OF REVISION (2PAGES)**
- (g) N/A**
- (h) N/A**
- (i) N/A**

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Monroe Housing Authority
 PHA Name

LA006
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2009 - 2013

Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Henry Bonner, Jr.	Chairman, Board of Commissioners
Signature	Date
	12/17/09

A RESOLUTION APPROVING THE REVISED 2009 CAPITAL FUND
ANNUAL STATEMENT AND AMENDED CAPITAL FUND
FIVE-YEAR ACTION PLAN

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana that the 2009 Revised Annual Statement and Amended Capital Fund Five-Year Action Plan are hereby approved.

As Secretary of the Housing Authority of the City of Monroe, Louisiana the undersigned does hereby certify that the above forgoing is a true and correct copy of the Resolution mentioned and passed in the Minutes of the Regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana on 12/17/2009.

WITNESS my hand this 17th day of DECEMBER 2009.



FRANK L. WILCOX, SECRETARY

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

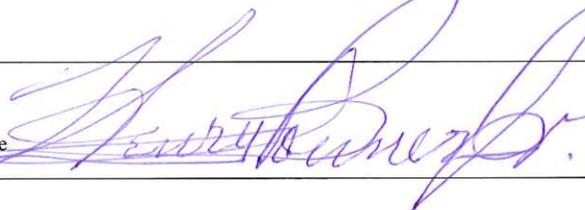
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Monroe Housing Authority

LA006

 PHA Name

 PHA Number/HA Code

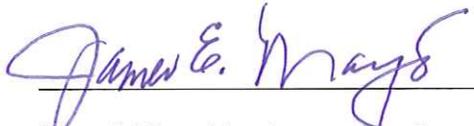
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Henry Bonner, Jr.
Title	Chairman of the Board of Commissioners
Signature	
Date	12/17/09

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, James E. Mayo the Mayor certify that the Five Year and
Annual PHA Plan of the Monroe Housing Authority is consistent with the Consolidated Plan of
the City of Monroe prepared pursuant to 24 CFR Part 91.

 12/17/09

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Monroe Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

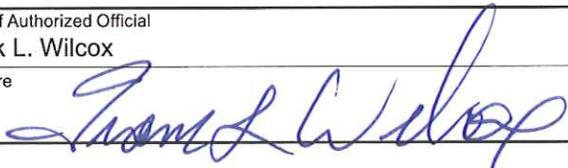
Monroe Housing Authority
300 Harrison Street
Monroe, LA 71201

LA48-0060001 through LA48-00614
(Name, Address of each complex on attached sheet)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Frank L. Wilcox	Title Executive Director
Signature 	Date 12/17/09

X

**MONROE HOUSING AUTHORITY
PUBLIC HOUSING COMPLEXES**

LA 6-1	George Breece	150	
Office	306 Winnsboro Rd, Monroe, LA 71202		150
LA 6-2	Johnson-Carver Terrace	223	
Office	31 Carroll Dr., Monroe, LA 71202		223
LA 6-5	Foster Heights	183	
Office	42-A Swayze, Monroe, LA 71201		183
LA 6-6	Burg Jones Lane	302	
Office	2601 Burg Jones Lane, Monroe, LA 71202		302
LA 6-9	Robinson Place	211	
Office	1207 Milliken Dr, Monroe, LA 71202		211
LA 6-10	Miller Square	193	
Office	4200 Matthew St, Monroe, LA 71203		193
LA 6-11	Frances Tower (Elderly)	<u>130</u>	
Office	300 Harrison Street		130
LA 6-13	McKeen Plaza I (Elderly)	<u>100</u>	
Office	1500 McKeen, Monroe, LA 71201		100
LA 6-14	G. B. Cooley Homes	<u>30</u>	
Addresses	113 Arkansas, 201 Texas, 1591 Shannon, 2103 South Grand (Office), 4201 Spurgeon, Monroe, LA 71201		30
		TOTAL UNITS	<u><u>1,522</u></u>

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Monroe Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

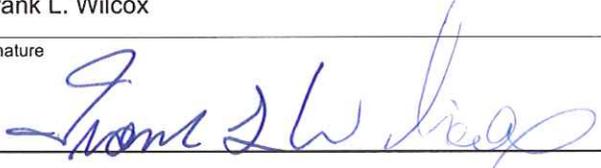
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Frank L. Wilcox	Title Executive Director
Signature 	Date (mm/dd/yyyy) 12/17/09

MONROE HOUSING AUTHORITY

NEIGHBORHOOD MEETINGS

EXTRACT OF MEETINGS

November 10, 2008 – November 25, 2008

Date: See attached schedules

Time: Various

Location: La 6-1 through La 6-13

Approximate number of people in attendance: 235+

- Residents – 220+
- Public officials/agency reps./citizens - 2
- Commissioners – 1
- Police officers - 3
- Staff - 10

Summary:

The Complex Managers called the meetings to order. Bobby Simmons, Deputy Director, was introduced for the family developments and Marieanne Hereford, Planning Director was introduced for the elderly developments

The work items to be completed with the 2008 and 2009 Capital Program funds were reviewed. Since HUD is requesting a 5-year plan under the Capital Fund Program, residents were asked to state their suggestions as to what modernization items need to be addressed in their development for 2009. In addition, suggestions on other programs were also requested.

It was explained that the budget used will be the same as for the 2008 CFP. The funding will depend on the amount of money the housing authority will receive in 2009. Residents were told that their input was very important. After all they knew better than anyone else as to the type of repairs or modernization their units or the exterior areas needed.

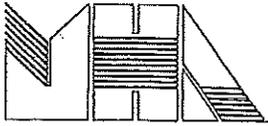
Residents were also asked to be sure to take advantage of all the activities available to them and/or their children.

Residents presented the following questions and suggestions:

1. The primary concern for the residents at 6-1 (Breece and Lock Place) was the possibility of flooding again. They want better drainage in their area. Due to the flooding by "Gustov", they believe that sewer problems have increased. They would also like better stoves.
2. Residents at 6-2 (Johnson-Carver Terrace) want their living room light fixture replaced with an easy access fixture. They also want larger bathtubs, taller toilets, and handicapped rails in the bathrooms. Residents complained about some sinks leaking (a work order item). Also continuation of police patrols along Girod Street was requested.
3. The residents at 6-5 (Foster Heights) requested more street lights, new stoves and refrigerators, more sidewalks between units, and more parking spaces. They also complained about the sewage and drainage work by the city. The three-bedroom units need storage rooms.
4. Berg Jones Lane (6-6) residents requested the following: move light plugs and new towel racks in the bathrooms; replace heaters in the bathrooms; new refrigerators and stoves; microwaves, dishwashers and ice makers; new exterior doors and screen doors; new windows; ceiling fans; new blinds; a new playground; and new mail boxes. They also would like more exterior lighting and more security police.
5. Residents at Robinson Place (6-9) again requested carports or at least double drives to park their vehicles; more fencing; and additional exterior lighting (especially behind the houses). They also asked for better mailboxes and as most of the other complex residents more police security.
6. Residents at Miller Square (6-10) are in the first phase of renovation. The second phase will begin sometime in the spring of 2009. They also asked for better street lighting; new stoves and refrigerators; new mailboxes; and more police patrols.
7. The need for new stoves and refrigerators was mentioned and emphasized as a problem by residents at 6-11 (Frances Tower). They also requested the following: ceiling fans for all apartments; and outside windows desperately need to be washed including the removal of mildew on the outside of the building. Also, some residents want the carpeting removed from their apartments. One resident complained about having problems regulating water when others are also running water.
8. Residents at 6-13 (McKeen Plaza) had several requests; many were work order items or such items as second hand smoke and problems with washers (over loading). They asked for the following: new refrigerators and stoves (with lights in the oven); and cut pine tree limbs to limit pine needles getting on cars.

There were other comments and complaints. Some of the complaints had to do with maintenance problems. It was suggested that these problems should be reported to their manager or to the maintenance department. Work orders would then be issued so that corrective actions could be taken.

There being no further business, the meetings were turned over to the complex managers.



MONROE HOUSING AUTHORITY-300 Harrison St.-Monroe, LA 71201-318-388-1500

Frank L. Wilcox, Exec. Director-Henry Bonner, Jr.,Chairman-Edward L. Miller, Vice Chair.-Joseph H. Miller-Roxie Jackson-Van Pardue

RESIDENT ADVISORY MEETING

JANUARY 28, 2009

11:30 AM

DOWNSTAIRS CONFERENCE ROOM – FRANCES TOWER
300 HARRISON STREET, MONROE LOUISIANA

AGENDA

1. Welcome and Purpose of Meeting—Update on Housing Frank Wilcox
2. Update on Capital Fund and 2009 Agency Plan Marianne Hereford
3. Grants Update - Applications Marianne Hereford
4. Section 8 Update including Self-Sufficiency Naomi Jackson
5. Public Housing Self-Sufficiency and ROSS-Family (OIC) Cloteel Edwards
6. Homeownership, Inc. Cheryl Farmer
7. Retirement Communities Cheryl Farmer
8. Resident/Public Comment Session
9. Closing Remarks Bobby Simmons

1.

MINUTES OF THE MONROE HOUSING AUTHORITY
RESIDENT ADVISORY MEETING
HELD ON JANUARY 28, 2009 AT 11:30 A.M.

Frank Wilcox, Director, Monroe Housing Authority, opened the meeting with prayer and welcomed those in attendance. He asked those in attendance to introduce themselves and he then introduced Isaiah Woods, former Monroe Housing Authority Maintenance Superintendent who is now retired and operating a successful business in Monroe. He went on to introduce all Monroe Housing Authority staff in attendance. Everyone present signed an attendance sheet.

Mr. Wilcox stated that the purpose of the meeting was to update the residents regarding current housing issues and ask the residents about any housing concerns that they may have involving problems and/or needs. He said that the new administration is putting together a stimulus package and if it passes, the Monroe Housing Authority will be able to apply for dollars to make improvements and enhance the housing we currently operate. He said that the main focus will pertain to making improvements that will reduce energy costs and address energy efficiency. He said the Monroe Housing Authority could possibly receive funds to update air conditioning, weather stripping, hot water heaters, insulation, and possible off-street parking and landscaping.

At this time Mr. Wilcox provided an update on the renovation of Miller Square which he stated is about 70% complete. He said people will be moving back in and the final Phase will begin sometime in June or July. He then asked Marieanne Hereford, Planning Director for an update on Capital Funds and the 2009 Agency Plan.

Mrs. Hereford asked those in attendance to review the five-year annual plan draft which was handed out and to call if there were any questions or comments. She also stated that she had attached comments from monthly resident meetings for review. Mrs. Hereford pointed out that the 2009 preliminary draft pertains for the most part to Miller Square. She said a Public Hearing will be held soon and more information on Budgets and past Budgets will be provided at that time. She said that everything is about the same as last year but added that everything is now submitted electronically to eliminate HUD's paperwork. Mrs. Hereford added that site based application and waiting lists are now in place for each complex and that each Development has its own Budget, etc. She said that what we have and what we plan to have is monitored thoroughly by HUD.

The next item on the Agenda on Grant Update was addressed at this time by Mrs. Hereford. She stated that Grants have been cut because of the lack of funds from HUD. She said that she hopes that we will have another opportunity to apply for additional educational Grants soon.

Naomi Jackson then provided an update on Section 8 and Self-Sufficiency. She stated that the Section 8 Department continues to put forth efforts to make Vouchers available. She stated that Vouchers offers stability during this time when so many families are being

2.

laid off from their jobs. She said her goal is to keep lease up at 100%. She also stated that she hopes that the Section 8 Department can open soon to take applications from the general public in addition to those priority applications being taken now such as Veterans, 62 years of age or older, abusive situations and loss of home due to natural emergency such as fire. Mrs. Jackson said that the Family Self-Sufficiency remains on-going and stable at this time.

Mrs. Cloteel Edwards addressed the next item on the Agenda, that being the Public Housing Self-Sufficiency and ROSS-Family (OIC) Programs. Mrs. Edwards provided those in attendance a hand-out pertaining to NOVA (New Opportunities, Vision, Achievement) and asked that anyone interested contact the Agency listed.

Mrs. Cheryl Farmer then provided comments regarding Homeownership, Inc. and Retirement Communities. She stated that the Homeownership Program is still in operation and seeking participants who live in Monroe City limits and is within the income limits and found eligible for the program. She congratulated Frances Tower residents and McKeen Plaza residents for their efforts in making an excellent score on the recent HUD REAC inspection.

Mr. Wilcox asked all in attendance for comments at this time. The following comments were made:

Phyllis Mangove 11A Roy Drive Ms. Mangone said she had been living here for one year now. She said she is very satisfied and had no further comments.

Kathy Ambers 32-C Lock Drive Ms. Ambers said her apartment flooded and she has had some problems with her floor. Mr. Wilcox asked Mr. Randy Harvey to follow up on this problem.

Patricia Gix 1-B Brece Ms. Gix stated that she would like more lighting in her area. Mr. Wilcox told Mrs. Gix that he understood the request but that the City provided the lighting and we wouldn't be able to do anything to help there.

Florence Andrews 1500 McKeen Plaza, Apt. 108 Ms. Andrews said that she had been there for seven months and thoroughly enjoyed it. She said there was a noise factor at times such as doors slamming, etc. but she understood that there was going to be a certain amount of that. She also said that there is a door not working correctly off the kitchen and dining area. Mrs. Andrews said that she is very happy living at McKeen. Mr. Wilcox asked Mrs. Farmer to check on the door.

Joyce Brown 1500 McKeen Plaza, Apt. 322 Ms. Brown said that she had no problems except that flies find a way through the screens and windows to get into the dining room sometimes.

Clementine Tyler 4300 Booker Street Ms. Tyler said that she had no problems,

- Linda Wade 1921 Samuel Ms. Wade said she would like to have a playground and equipment. Mr. Wilcox told her that we would consider it but that there is currently so much vandalism that it might not be possible.
- Verna Robinson 1102 Ben Franklin No problems or comments.
- Sarah Jackson 130 Carroll Drive Ms. Jackson commented that the Manager was very good and had no problems or additional comments.
- Jessie Coleman 15 B Carroll Drive Mr. Coleman stated that the streets are currently being fixed and had no other comments or problems.
- Ollie M. Shaw 4210 Booker St. Ms. Shaw stated that she was happy but said people drive too fast through the development. Captain Buford of the Monroe Police Department was present and was asked to check into this.
- Tawaun Johnson City of Monroe No comments.
- Jackie Coleman 64-A Marble St. No comments or problems.
- Hosie Mays 4310 Booker St. Ms. Mays stated that there are some families in the Development that fight and she would like that to stop.
- Tevoris Simmons 4302 Booker St. No comments.
- Floriece Free Frances Tower, Apt. 202 Ms. Free said that she is glad that the limbs on the trees are being trimmed. She said she would like a new stove and fan.
- Evelyn Foster Frances Tower, Apt. 203 Ms. Foster stated she would like a new stove and refrigerator.
- Betty Brown Frances Tower, Apt. 709 No comments or problems.
- Lakesha Jackson 2809 A Barrington Drive Ms. Jackson commented on the fact that there aren't any storage buildings for the three bedroom apartments..
- Annie Lee Badger 606 B Swayze Street Ms. Badger said that everything is going fine. She said that when it rains the sewer system does not work. She also said that there is a grassy area nearby. Mr. Wilcox asked Mr. Harvey to take a look at that.
- Linda Barfield 3500 Alabama Street Ms. Barfield stated that everything is good.

MONROE HOUSING AUTHORITY

RESIDENT ADVISORY MEETING

1/28/2009

NAME

ORGANIZATION / ADDRESS

PHONE

NAME	ORGANIZATION / ADDRESS	PHONE
✓ Allie M. Shaw	4210 Booker	3239205
✓ Florence Andrus	VAMP 1500 McKeen	355-3021
✓ Joyce Brown	VAMP 1500 McKeen Pl	387-6163
✓ Clementia S. Tyler	4300 Booker St.	3239203
✓ Linda Wade	1921 Samuel Hill	791-0866
✓ Patricia Dink	1-B Breeze	914-1141
✓ Kathy Ambers	32-C Jack Dor	362-1419
✓ Sarah Jackson	13 E Canal Dr.	3236728
✓ Jessie Glenn	1513 Carroll Wm.	388-4586
✓ Guey Foster	300 Harrison St	327-5824
✓ Flo Frie	300 Harrison St Box	324-9152
✓ Betty Brown	300 Harrison St apt 1709	329-8224
✓ Josie Mays	4310 Booker	512-4495
✓ William Johnson	City of Monroe	329-2256
✓ Phyllis Mangoe	114 Ray Junior	855-6864
✓ Madam Jackson	see 3	388-1500
✓ Uene R. Lewis	1101 Bell-Franklin Dr.	512-2552
✓ Leticia Jackson	2801 A-Brazington Cir	338-7925
✓ Annie Lee Baker	606B. Swayze St.	388-309 196
✓ LeVoris Simmons	4302 Booker St.	699-9719
✓ Jackie B. Coleman	64-A Marble St.	(318) 512-0194
✓ Linda Barfield	3500 Hb. St	654-4045
✓ Kemp Wynn	MHA	
✓ Clotel Edwards	MHA	
✓ Capt. Larry Byrd	MPD	329-2588
✓ Randy C. Kady	MHA	
✓ Marcianne Taylor	MHA	
✓ J. J. Thompson	MHA	388-1500
✓ She Wheeler	MHA	
✓ John White	MHA	

(Legal Notices – NEWS-STAR)

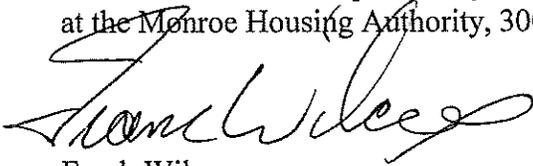
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The following items will be discussed:

1. Proposed Agency Plan.
2. Scope of the Capital Fund Plan/Annual Statement and estimated available funds.
3. Proposed physical improvements (primary emphasis of the grant).
4. Proposed management improvements and Economic Development
5. Proposed Performance and Evaluation Report.
6. Proposed Annual Budget.

Comments will be accepted orally at the above time and place or written by mail or personal service at the Monroe Housing Authority, 300 Harrison Street, Monroe, Louisiana 71201.



Frank Wilcox,
Executive Director

Anyone who is disabled or requires special services should contact the Monroe Housing Authority at (318) 388-1500, Extension 331 or 324.

RUN: December 4, 2009

PURCHASE ORDER NO: 26758

(Legal Notices – NEWS-STAR)

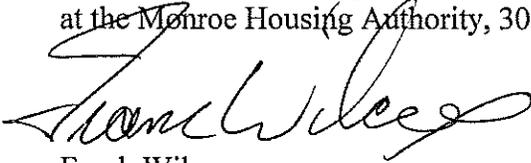
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Frank Wilcox,
Executive Director

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RUN: December 4, 2009

PURCHASE ORDER NO: 26758

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Frank Wilcox, Executive Director

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Monroe, LA
December 4, 2009
0001262865

RECEIVED
DEC 10 2009

MONROE HOUSING AUTHORITY

Publisher of

THE NEWS-STAR
MONROE, LOUISIANA
PROOF OF PUBLICATION

The hereto attached advertisement
Was published in the NEWS-STAR.
A daily newspaper of general circulation.
Published in Monroe, Louisiana.
Parish of Ouachita in the issues of:

DECEMBER 4, 2009

Eileen McHaffer

LEGAL AD DEPT.

Sworn and subscribed before me by

The person whose signature appears above in Monroe, LA on this

7th day of December 2009 AD



Sarah M Walker
62422
NOTARY PUBLIC