

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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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>07/01/2010</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.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
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 I</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, which includes a Clean and Green Initiative Program;
 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 (VAWA Goals).

- **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:

- 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 was completed in the spring of 2009 for \$2,950,000. The second phase (72 units) of modernization of Miller Square began in February 2009 for \$2,000,000 of the \$3,643,321 of ARRA funds received by the MHA. The remainder of the ARRA was allocated to the renovation of the Cooley Homes (6-14) in September of 2009.
- 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. South Pointe III which will have 36 one-bedroom units will be completed for over \$3,000,000 and should be occupied in early spring 2010. South Pointe IV, a mixed-finance complex consisting of 4 two-bedroom units will also be completed in the spring of 2010 at an approximate cost of \$300,000.

- 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. This program continues to flourish.
- 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. In July 2009 this program was turned over to the Ouachita Parish School System, which continues not only at Burg Jones Lane, but also at Miller Square development. A third site is in the planning stage.
- 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, 2008 and 2009 which included serving the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. The Community Service requirements were also updated in the ACOP.

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 2008 and 2009 CFP
2008 and 2009 CAPITAL FUND
PROGRAM**

PERFORMANCE AND EVALUATION REPORT

January 1, 2009 – December 31, 2009

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 and changes due to ARRA funds, 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 2009 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 2009CFP on a non-scheduled basis. The Resident Advisory Committee met during the year and in their discussions included the 2009 Capital Fund Program.

Through the 2009 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); interior renovation of the second phase of the 152 unit Miller Square complex; and renovation of the Cooley Homes (6-14) were put under contracts funded by ARRA. Renovation of Frances Tower (6-11) is in the planning and design stage. 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

EXHIBIT 2a.
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

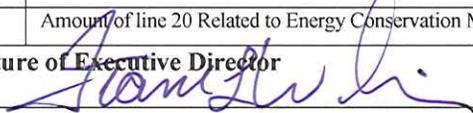
Part I: Summary						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	155,000		155,000	127,900	
4	1410 Administration (may not exceed 10% of line 21)	180,000		180,000	190,710	
5	1411 Audit	6,000		6,000	6,000	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	5,000		5,000	16,000	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	2,472,270		2,472,270	985,236	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures				103,978	
13	1475 Non-dwelling Equipment				37,134	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	60,000		60,000	22,950	
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 CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	2,878,270		2,878,270	1,558,688
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)				
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	
		3/3/2010			

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								
PHA Name: Monroe Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P00650108 CFFP (Yes/ No): Replacement Housing Factor Grant 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	
PHA Wide	Homeownership	1408		15,000		15,000		
PHA Wide	Management Deficiencies	1408		5,000		5,000	6,688	On Going
PHA Wide	Drug Elimination	1408		135,000		135,000	121,212	On Going
PHA Wide	Non-Technical Salaries	1410		45,000		45,000	57,995	On Going
PHA Wide	Technical Salaries	1410		75,000		75,000	82,478	On Going
PHA Wide	Benefits	1410		50,000		50,000	46,048	On Going
PHA Wide	Sundry	1410		10,000		10,000	4,189	On Going
PHA Wide	Audit	1411		6,000		6,000	6,000	Completed
PHA Wide	Fees & Costs	1430		5,000		5,000	16,000	On Going
6-10 Miller Square	Sidewalk Improvements	1450						
6-6 Burg Jones Lane	Trim Trees	1450					32,000	Completed
6-6 Burg Jones Lane	Fence Painting	1450					10,630	Completed
6-10 Miller Square	Drainage	1450					17,250	Completed
6-10 Miller Square	Additional Parking	1450					8,900	Completed
6-10 Miller Square	Interior Renovations (Phase I)	1460		2,472,270			985,236	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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Monroe Housing Authority					Federal FFY of Grant: 2008
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	
PHA Wide; Mngmt, Imp.	9/08	12/09	6/09	12/09	
PHA Wide; Admin. Costs	9/08	12/09	6/09	12/09	
PHA Wide; Audit	9/08	6/09	6/09	12/09	
PHA Wide; Fees & Costs	9/08	12/09	6/09	12/09	
6-10 Parking Phase I	9/08				Completed in 2007
6-10 Interior Renov. Phase I	9/08	3/09	6/09	6/09	
6-6 Parking & Pavilion	9/08				Delayed
6-10 Relocation Costs	12/08	12/09	6/09	12/09	
6-6 Trim Trees		12/09	12/09	12/09	
6-6 Fence Painting		12/09	12/09	12/09	
6-10 Drainage		12/09	12/09	12/09	
6-10 Additional Parking		12/09	12/09	12/09	
6-11 Office Renovations		12/09	12/09	12/09	

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.

Part I: Summary					
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: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	150,000			13,752
4	1410 Administration (may not exceed 10% of line 21)	225,000			1,300
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			7,238
12	1470 Non-dwelling Structures	30,000			
13	1475 Non-dwelling Equipment	103,000			1,072
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	91,000			4,650
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

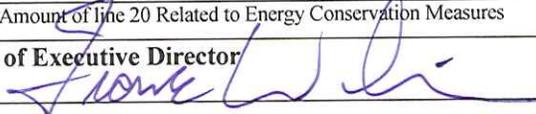
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP 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					
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:2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/*31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	2,862,316			28,012
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 3/3/2010	Signature of Public Housing Director		Date

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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								
PHA Name: Monroe Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA487P00650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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		15,000				
PHA Wide	Drug Elimination	1408		135,000			13,752	On Going
PHA Wide	Non-Technical Salaries	1410		60,000				
PHA Wide	Technical Salaries	1410		100,000				
PHA Wide	Benefits	1410		50,000				
PHA Wide	Sundry	1410		15,000			1,300	On Going
PHA Wide	Audit	1411		6,000				
PHA Wide	Fees & Costs	1430		85,000				
6-11 Frances Tower	Parking, Bldg. & Landscape Improv.	1450	130	66,000				
6-10 Miller Square	Landscaping	1450	71	40,000				
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				
6-11 Frances Tower	Waterproof & Clean Building	1460	130	262,556				
6-11 Frances Tower	Kitchen Renovations	1460	130	315,000				

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								
PHA Name: Monroe Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P00650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	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				
6-10 Miller Square	Appliances	1465	78	62,400				
6-9 Robinson Place	Appliances	1465	36	28,800				
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				
6-10 Miller Square	Fire Supression	1465	193				7,238	Completed
6-11 Frances Tower	Office Renovation	1470		30,000				
6-11 Frances Tower	Equipment & Furnishings	1475		28,000			1,072	On Going
PHA Wide	Trucks	1475		65,000				
PHA Wide	Computer Equipment	1475		10,000				
6-11 Frances Tower	Moving Allowance	1495	130	91,000			4,650	On Going

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Monroe Housing Authority				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	
PHA Wide; Mgmt Imp.	12/09		6/10		On Going
PHA Wide; Admin Cost	12/09		6/10		On Going
PHA Wide; Audit	12/09		6/10		
PHA Wide; Fees & Costs	12/09		6/10		
6-11 Prking,Bldg.,Land.Im	12/09		6/10		
6-10 Landscaping	12/09		6/10		
6-9 Additional Parking	12/09		6/10		
6-9 Landscaping	12/09		6/10		
6-11 Waterproof,clean bldg	12/09		6/10		
6-11 Kitchen Renovation	12/09		12/10		
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		
6-10 Appliances	12/09		12/09		
6-9 Appliances	12/09		12/09		

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Monroe Housing Authority					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	
6-11 Appliances	12/09		12/09		
6-11 Dining Furniture	03/10		06/10		
6-11 Upgrade ElecMtr	12/09		06/10		
6-11 Front Load Wash	12/09		12/10		
6-10 Fire Supression		12/09		12/09	Completed
6-11 Office Renov.	12/09		06/10		On Going
6-11 Equip&Furnishin	06/10		12/10		On Going
PHA Wide Trucks	12/09		06/10		
PHA Wide CompEquip	06/10		12/10		
6-11 Moving Allow.	12/09		12/10		On Going

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.

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						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	165,000				
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					
10	1460 Dwelling Structures	2,172,466				
11	1465.1 Dwelling Equipment—Nonexpendable	80,000				
12	1470 Non-dwelling Structures	27,350				
13	1475 Non-dwelling Equipment	101,500				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

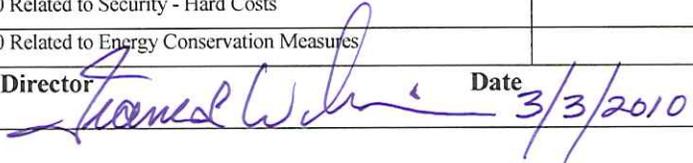
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP 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					
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	2,862,316			
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	
		3/3/2010			

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								
PHA Name: Monroe Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P00650110 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
6-13 McKeen Plaza	New Kitchen Cabinets	1460	100	100,000				
6-13 McKeen Plaza	Bathroom Renovations	1460	100	120,877				
6-13 McKeen Plaza	New Blinds	1460	100	25,000				
6-13 McKeen Plaza	Install Microwave Vent Hoods	1460	100	17,000				
6-13 McKeen Plaza	Paint Units	1460	100	80,000				
6-13 McKeen Plaza	Install Ceiling Fans	1460	100	35,000				
6-13 McKeen Plaza	Upgrade lighting; common areas	1460	100	40,000				
6-13 McKeen Plaza	Repaint Halls & Office	1460	100	50,000				
6-13 McKeen Plaza	New Flooring-Elevator Landings-3 floors	1460	100	18,000				
6-13 McKeen Plaza	Replace 4 Exit Doors	1460	100	6,000				
6-13 McKeen Plaza	New Garbage Shute Doors	1460	100	10,000				
6-13 McKeen Plaza	Upgrade Exterior Lighting	1460	100	50,000				
6-13 McKeen Plaza	Paint & Waterproof Building	1460	100	160,000				
6-13 McKeen Plaza	New Flooring in Units	1460	100	80,000				
6-2 Johnson Carver	Increase Attic Insulation to R-38	1460	201	104,375				
6-5 Foster Heights	Increase Attic Insulation to R-38	1460	183	91,875				
6-1 Breece Lock	Increase Attic Insulation to R-38	1460	150	78,750				
6-11 Frances Tower	Interior Renovations Phase II	1460	130	1,105,589				

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								
PHA Name: Monroe Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P0065110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	Appliances	1465	150	80,000				
6-13 McKeen Plaza	Upgrade Public Restrooms	1470	100	11,500				
6-13 McKeen Plaza	Community Rm Flooring & Countertop	1470	100	15,000				
6-13 McKeen Plaza	Signage	1470	100	850				
6-13 McKeen Plaza	Equipment & Furnishings	1475	100	25,000				
PHA Wide	Trucks	1475	3	66,500				
PHA Wide	Computer Equipment	1475		10,000				
PHA Wide	Management Improvements							
	Homeownership	1408		15,000				
	Drug Elimination	1408		150,000				
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				

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Monroe Housing Authority				Federal FFY of Grant: 2010	
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	
6-13 Interior Renovations	6/10		6/11		
6-13 Common Area Renov.	9/10		6/11		
6-2 Attic Insulation	9/10		6/11		
6-5 Attic Insulation	9/10		6/11		
6-1 Attic Insulation	9/10		6/11		
6-11 Frances Tower-Phase II	3/10		12/10		
PHA Wide Appliances	9/10		6/11		
6-6 Office/Community Rm	9/10		6/11		
PHA Wide Trucks	9/10		6/11		
PHA Wide Computers	9/10		6/11		
PHA Wide Mngmt Improv.	6/10		6/11		
PHA Wide Administration	6/10		6/11		
PHA Wide Audit	6/10		6/11		
PHA Wide Fees & Costs	3/10		6/11		

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number Monroe Housing Authority/LA006		Locality (City/County & State) Monroe, Ouachita, Louisiana			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY __ 2010__	Work Statement for Year 2 FFY __ 2011__	Work Statement for Year 3 FFY __ 2012__	Work Statement for Year 4 FFY __ 2013__	Work Statement for Year 5 FFY __ 2014__
B.	Physical Improvements Subtotal	Annual Statement	2,064,148	2,096,316	2,046,270	2,165,316
C.	Management Improvements		165,000	165,000	190,000	190,000
D.	PHA-Wide Non-dwelling Structures and Equipment		317,168	265,000	284,046	150,000
E.	Administration		225,000	245,000	250,000	265,000
F.	Other		91,000	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					

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 I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY __2011_____	Work Statement for Year 3 FFY __2012_____	Work Statement for Year 4 FFY __2013_____	Work Statement for Year 5 FFY __2014_____
	6-1 Lock/Breece	Annual Statement	225,000	90,000	0	0
	6-2 Johnson Carver			566,600	0	0
	6-5 Foster Heights			475,800	0	0
	6-6 Burg Jones		1,697,273	771,416	0	1,229,632
	6-9 Robinson Place		91,875	192,500	0	389,046
	6-10 Miller Square				0	232,638
	6-11 Frances Tower				275,000	0
	6-13 McKeen Plaza				0	314,000
	PHA Wide Dwelling/Non Dwelling		100,000		1,571,270	
	Non Dwelling Equipment		267,168	265,000	484,046	150,000
	Admin & Mgmt.		390,000	410,000	440,000	455,000
	Fees & Costs		91,000	91,000	92,000	92,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY 2013			Work Statement for Year: <u>5</u> FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	6-11 New Roof	130	275,000	6-6 Kitchen Cabinets	302	1,229,632
				6-9 New Roofs	211	389,046
	PHA Wide			6-10 New Roofs	41	232,638
	Weatherize Doors	1,522	1,571,270	6-13 New Roof	100	314,000
	Appliances	1,522	120,000			
	Repl. HVAC as needed		200,000	PHA Wide		
				Appliances		150,000
		Subtotal of Estimated Cost		\$2,166,270	Subtotal of Estimated Cost	

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:

MARCH 16, 2010

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 BOARD MEETINGS
(8PAGES)**
- (g) N/A**
- (h) N/A**
- (i) N/A**

**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 7/1/2010 , 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 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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)

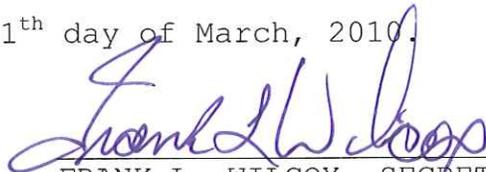
Name of Authorized Official Henry Bonner, Jr.	Title Chairman, Board of Commissioners
Signature 	Date 3/11/2010

A RESOLUTION APPROVING THE FIVE YEAR,
THE ANNUAL AND ANNUAL MAINTENANCE PLAN,
PERFORMANCE AND EVALUATION REPORT AND CAPITAL FUND

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana that the Five Year Plans for the years 2010-2014, the Annual and Annual Maintenance Plan for 2010, Performance and Evaluation Reports for 2008, 2009 and Capital Fund for 2010 - 2014 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 March 11, 2010.

WITNESS my hand this 11th day of March, 2010.


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)

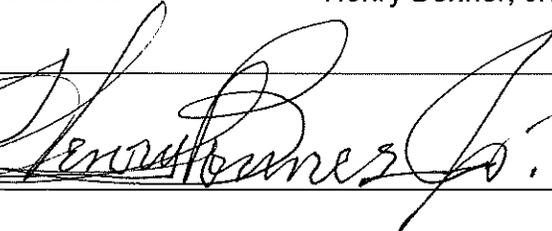
Name of Authorized Official

Henry Bonner, Jr.

Title

Chairman of the Board of Commissioners

Signature



Date

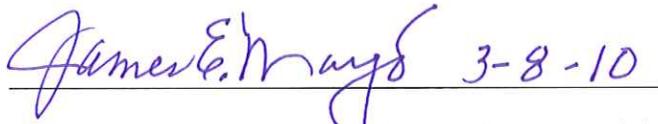
03/11/2010

**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.

 3-8-10

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 Federalagency 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 3/3/2010

**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.

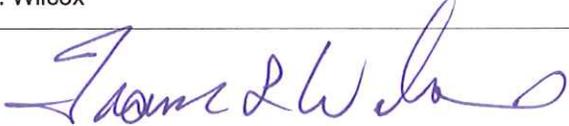
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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) 3/3/2010

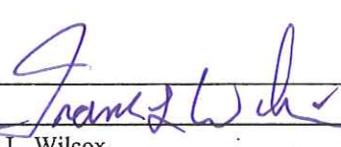
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Monroe Housing Authority 300 Harrison Street Monroe, LA 71201 Congressional District, if known: 5th District	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: United States Dept. of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Frank L. Wilcox</u> Title: <u>Executive Director</u> Telephone No.: <u>(318) 388-1500</u> Date: <u>3/3/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

MONROE HOUSING AUTHORITY

NEIGHBORHOOD MEETINGS

EXTRACT OF MEETINGS

October 20, 2009 – November 19, 2009

Date: See attached schedules

Time: Various

Location: La 6-1 through La 6-13

Approximate number of people in attendance: 329+

Residents – 314+
Public officials/agency reps./citizens - 2
Commissioners – 1
Police officers - 2
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 Johnson-Carver Terrace and the elderly developments

The work items to be completed with the 2009 and 2010 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 2010. In addition, suggestions on other programs were also requested.

It was explained that the budget used will be the same as for the 2009 CFP. The funding will depend on the amount of money the housing authority will receive in 2010. 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. Residents at 6-2 (Johnson-Carver Terrace) want their windows replaced and insulated; doorbells; sidewalks fixed so they won't hold water; paint apartments after resident has lived there for over five (5) years; larger bathtubs, taller toilets, and handicapped rails in the bathrooms; new blinds; and additional insulation around windows and doors .
2. Residents at 6-11 (Frances Tower) were informed that their apartments will be renovated early in 2010. The following items were requested: additional parking; security cameras in parking lot; more plug-ins in apartments, including phone and computer access in bedrooms; and a paper towel dispenser in the laundry room.
2. 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; and new flooring in the community room (remove carpeting). Residents want McKeen Plaza to be renovated as soon as possible.

The meeting notes from 6-1 (Lock/Breece); 6-5 (Foster Heights); 6-6 Burg Jones Lane); 6-9 (Robinson Place); and 6-10 (Miller Square) are listed on page 3.

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 RESIDENT MEETINGS

The 2010 Proposed capital Fund Budget was presented and discussed with clients of the Monroe Housing Authority. The Housing properties that were addressed were: 10/20/09 Johnson Carver Terrace which is reviewed on additional documentation. 11/19/09 Lock/Breece Place, 11/09/09 Robinson Place, 11/10/09 Burg Jones Plaza, 11/16/09 Foster Heights, & 11/17/09 Miller Square.

Lock /Breece: The discussion items were:

Weather Stripping Improvements	Better Water Drainage
New Stoves & refrigerators	
More Presence of Police	Improve Street Lighting on Lock & Breece
Improve camera Surveillance	Tree Trimming(Already Contracted)
New flooring , dingy after resent Flood	Commode Replacements

Foster Heights: The Discussion items were:

Improve Street Lighting	More Presence of Police
Weather Stripping Doors & Windows	Better Door Locks
Porch Light upgrade	Storage Space for Three Bedroom Units
Too Many Acorns, falling from trees	Better Shower Heads & Drainage
Fluorescent Lighting in Apartment	Bathroom Closets
Repair , Replace Falling Ceilings	

Berg Jones Plaza: The discussion items were:

Door Bells	Front Door Trim, Hardware Issues
A Better Brand of Venetian Blinds	New Commode, the Tall Ones
Light over Medicine Cabinet	Electrical Plug In Bathroom
Heater In Bathroom (Being Replaced)	Allow Dish Network in Neighborhood
Police Patrols	More Surveillance Cameras

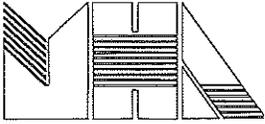
Robinson Place: Discussion items were:

New Windows for La 6-8	Door Weather Stripping
Covered Carports	New Commode, the Tall Ones
Community Police	Ceiling Fans
Cable TV Connections in all rooms	Phone Jacks in all rooms
Re-tile all Bathroom Floors: Hard to Clean	Individual yard fencing
Ran Gutters & Cover For Exterior Doors	Repair , Replace Falling Ceilings
Better Exterior Lighting, front & Back	

Miller Square: Currently under going major renovations. They did have items discuss

Improve Lighting on Powell Avenue	Power More Cable TV Connections

Bobby Simmons



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 27, 2010

11:30 AM

**ANNEX CONFERENCE ROOM
210 HARRISON STREET, MONROE LOUISIANA**

AGENDA

- | | | |
|----|--|--------------------|
| 1. | Welcome and Purpose of Meeting—Update on Housing | Frank Wilcox |
| 2. | Update on Capital Fund and 2010 Agency Plan | Marieanne Hereford |
| 3. | Grants Update - Applications | Marieanne Hereford |
| 4. | Section 8 Update including Self-Sufficiency | Naomi Jackson |
| 5. | Public Housing GED Programs | Cloteel Edwards |
| 6. | Homeownership, Inc. | Cheryl Farmer |
| 7. | Retirement Communities | Cheryl Farmer |
| 8. | Resident/Public Comment Session | |
| 9. | Closing Remarks | Bobby Simmons |

**Resident Council Meeting
January 27, 2010**

See attached list of attendees

Mr. Frank L. Wilcox began with a prayer. He welcomed everyone and thanked them for coming. He introduced each staff member and Alecia Murphy, City of Monroe CDBG Director, Jawan Johnson, and Sergeant Gayton, Monroe Police Department.

Ms. Marianne Hereford informed everyone of how the 2009 Capital Fund Stimulus money was distributed to Miller Square Phase II, Standifer Village, Cooley Homes, and Additional Parking. She also mentioned the Green Retro Act for Passman Plaza II. Going Green is the new incentive for MHA. Ms. Marianne Hereford explained to everyone the upgrades and ideas for Passman Plaza II and easy fixes to Go Green.

Ms. Mary Wilson gave an update on the Section 8, Housing Choice Voucher program. There were a total of 107 participants in the FSS, Family Self-Sufficiency Program. 55 participants have successfully completed the program, meeting their goal of attaining GED's and employment. 20 of those members have enrolled, 10 are attaining their GED's, and 1 has completed the GED program and received the GED certificate. Three participants successfully exited the Section 8 program, and become homeowners, 1 received a home from Habitat for Humanity, 1 purchased a mobile home, and 1 purchased a house. Only 55 participants remain in the FSS, Family Self-Sufficiency Program.

Ms. Cloteel Edwards gave an update on the different programs offered to Public Housing Residents. The ROSS-Family program was very successful in assisting residents in obtaining a GED and preparing for employment through OIC, but because of budget changes the funding is now being received from other programs available through La. Delta Community College, City of Monroe, and the Whitney Life Skill Center, who offer a day care for participants with children. The program offers bus tickets to those who do not have the transportation needed to get to each class. Burg Jones Development and Miller Square Development are running a successful GED program offered during the day and at night to help accommodate participants who have jobs or children. Ms. Edwards went on to say they were doing their best and were trying to form a GED program at Robinson Place Development and Lois Lock. What the goal she, other teachers, volunteers, and mentors are trying to achieve is to get as many people out of governmentally funded programs and on their own, to better themselves and the ones closest to them. She stressed that the Resident Council should encourage the younger people in their neighborhoods to stay in school and get an education.

Ms. Cheryl Farmer thanked Ms. Murphy, City of Monroe, for their assistance with the Homeownership program which will help participants with closing costs and down payment assistance. She stated that the current economic situation may hinder some applicants, but that Homeownership classes would be held in the near future, and if anyone could not wait until the class is offered then they could meet one on one with Ms. Farmer. Ms. Farmer continued by informing every one of the construction on South Pointe Retirement Community. South Pointe III & IV will add 40 additional units to the community. As of now, only 20 of the 40 units are available. Ms. Sharon Taylor, Manager, has done a very good job on finding residents to fill each available apartment. As a whole the Elderly Communities are doing very well. Excluding the

MONROE HOUSING AUTHORITY

RESIDENT ADVISORY MEETING

1/27/2010

NAME	ORGANIZATION/ADDRESS	PHONE
Betty Brown	300 Harrison Apt 709	329-8224
Ed & Ke	300 Harrison Apt 207	324-9152
Joyce Brown	1500 McKenle Apt 322	387-6163
ROSEANNA MARKS	1500 MCKEEN PL APT 414	361-2067
Y/Orin Dicks	37-A-Carruth Drive	367-8572
Clotel Edwards	MHA - 300 Harrison	388-1500
Jessie Colem	1513 Carrolle wa	323-5527
Catherine Jackson	4408 Beale St	257-8501
Sgt. James R. Rayser	Monroe Police Dept.	329-3356
James Sanderford	MHA - 300 Harrison	388-1500
Cheryl Sarmen	MHA	388-1500
Lois Jackson	1112 Milliken St	547-22-78
Mercaine Herford	MHA	388-1500
Mariyon Wade/Linda Wade	1933 Samuel DR.	791-1739
FRANK Wilcox	MHA	329-136
Verna Robinson	MHA	302 2552
Lois Fam	MHA	388-1500
Patricia Ginn	1B Breece Cir	855-4230
Caundun Johnson	City of Monroe	329-2256
Alecia Murphy	City of Monroe	329-2256
Berdetta Adams	4217 Booker St. Monroe, LA	323-4068
Mary H. Wilu	S/S	