

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
-----------------------------------	---	--

1.0 PHA Information
 PHA Name: St. James Parish Housing Authority PHA Code: LA092
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 318 Number of HCV units: 0

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

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 mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

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.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

5.2 PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Implement public housing site-based waiting lists
- Convert public housing to vouchers

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the St. James Parish Housing Authority.
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

<u> X </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
<u> X </u>	903.7(2) Financial Resources
<u> N/C </u>	903.7(3) Rent Determination
<u> X </u>	903.7(4) Operation and Management
<u> N/C </u>	903.7(5) Grievance Procedures
<u> N/C </u>	903.7(6) Designated Housing for Elderly and Disabled Families
<u> X </u>	903.7(7) Community Service and Self-Sufficiency
<u> N/C </u>	903.7(8) Safety and Crime Prevention
<u> N/C </u>	903.7(9) Pets
<u> N/C </u>	903.7(10) Civil Rights Certification
<u> N/C </u>	903.7(11) Fiscal Year Audit
<u> N/A </u>	903.7(12) Asset Management
<u> N/C </u>	903.7(13) Violence Against Women Act (VAWA)

(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 following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:

- Administrative Office – 2627 N. King Avenue, Litcher. LA 70071

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

The St. James Housing Authority verifies eligibility for admission to public housing when families are within one (1) month of being offered a unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history (Landlord references)
- Ability to comply with the terms of the lease agreement
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

6.0

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority **Preference**

- | | |
|----------|--|
| <u>1</u> | - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) |
| <u>1</u> | - Victims of domestic violence |
| <u>1</u> | - Substandard housing |
| <u>1</u> | - Homelessness |
| <u>2</u> | - Working families and those unable to work because of age or disability |
| <u>1</u> | - Veterans and veterans' families |
| <u>1</u> | - Residents who live and/or work in the jurisdiction* |
| <u>2</u> | - Single applicants who are elderly, disabled or with a child 3 years or younger shall have preference over single applicants. |

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

* This preference has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given three (3) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The St. James Parish Housing Authority maintains a site-based waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2627 N. King Avenue, Lusher, LA 70071 and at all PHA development management offices.

6.0

The PHA will operate six (6) site-based waiting lists in the coming year. None of the site-based waiting list are new for the upcoming year.

Families may choose to be on up to three (3) site-based waiting lists simultaneously. If homeless preference is selected and verified through referral, the family may choose to be on all site-based waiting lists.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials
- Tenant Orientation session prior to initial occupancy

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes (within 10 days of change)

(7) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

B. Section 8

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	886,368.00	
b) Public Housing Capital Fund	518,547.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2008 Emergency Disaster CFP Grant	72,048.00	Public housing capital improvements
2008 Capital funds grant	335,792.00	Public housing capital improvements
2009 Capital funds grant	519,567.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	544,590.00	Public housing operations
4. Other income (list below)		
Interest Income	700.00	Public housing operations
Misc. tenant charges	22,400.00	Public housing operations
Fraud recovery from tenants	5,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$2,905,012.00	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

As stated in the Admissions and Continued Occupancy Policy:

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
 - d. There has been a death in the family; or
 - e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.Financial hardship exemption only applies to payment of minimum rent – not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.
2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period

6.0

beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.

- b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90) day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.
- 3. If the circumstances supporting the request for a minimum rent hardship exemption are long-term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
 - 4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

c. Rents set at less than 30% than adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Anytime the family composition changes (within 10 days of change)
- Residents may report decreases in income

6.0

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- 80% of FMR's for the area

B. Section 8 Tenant-based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

Provided as attachment la092k01

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	263	24
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

- c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

6.0

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Tenant Selection and Assignment Plan (Included in ACOP)
- Rent Collection Policy
- Community Service Plan (Included in ACOP)
- Termination and Eviction Policy (Included in ACOP)
- Transfer and Transfer Waiting List Policy (Included in ACOP)
- Housekeeping Policy (Included in ACOP)
- Deconcentration and Income Targeting Policy (Included in ACOP)
- Dwelling Lease
- Maintenance Plan and Procedures
- Use of Community Room Policy
- Debarment Policy
- Enterprise Income Verification (EIV) Security Policy
- Check Writing Policy
- Capitalization Policy
- Cash Management/Internal Controls Policy
- Collection Losses Policy
- Credit Card Policy
- Disposition Policy
- Doubtful Accounts Policy
- ELOCCS Policy
- Investments Policy
- Policy for Acquiring Insurance
- Repayment Agreement Policy

Section 8 Management:

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

903.7(5) Grievance Procedures

A. Public Housing

The PHA has established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

- The SJPHA Grievance Procedure follows HUD regulations, and in addition defines notice timeframes, how to conduct the hearing, selection of hearing officer, etc.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the St. James Parish Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing admissions policies

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide any policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

(2) Family Self Sufficiency programs *N/A*

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Policy

The Housing Authority of the Parish of St. James Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the Parish of St. James believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement the Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents of any programs that would be administered by the PHA, however; they are required to have their hours documented and signed by any outside authorized agency where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log for each family required to complete community service requirements.

Programmatic Aspects of the Requirements

Activities that the residents can participate in and receive community service credit are Baytree Learning Center, Vacherie Learning Center, Oscar Brooks Learning Center, Baytree Learning Center, Lutcher High School, Lutcher Elementary School, St James High School, Paulina Elementary, Romeville Elementary, Council on Aging, St James Parish Mobile Resource Bus, St James Parish Senior Center, Welcome Community Center, assisting with Kids after school and homework Helper. The following agencies assist the residents in accomplishing their community service, Independent School District, St. Vincent DePaul, Boys and Girls Club, St James Parish Libraries. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report:

Number of tenants required to perform community service: 95

Number of tenants performing community service: 83

Number of tenants granted exemptions: 29

Number of tenants in non-compliance: 12

Number of tenants terminated/evicted due to non-compliance: 0

This continues to be a very challenging program to administer and monitor. Due to public transportation challenges and the lack of nearby opportunities for required families to perform their community service hours, the number one excuse and complaint is not being able to get to the qualified places. We are currently working on specific plans and volunteer programs to try to assist; however, in the interim we have total non-compliance. In our rural Parish, transportation is the key to opportunities. Most of the families who are required to perform this service also have the same problem in finding employment.

6.0 903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - Lack of special funding to provide for needed security and extra duty police
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - Resident reports
 - PHA employee reports
 - Police reports
 - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
3. Developments that are most affected:
 - St. James
 - Vacherie
 - Central
 - Convent
 - Baytree
 - Brooks
4. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.
 - a. List of crime prevention activities:
 - Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities

6.0

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program

b. Developments that are most affected:

- St. James
- Vacherie
- Central
- Convent
- Baytree
- Brooks

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- St. James
- Vacherie
- Central
- Convent
- Baytree
- Brooks

903.7(9) Pets

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules and will be required to sign a Pet Agreement at initial occupancy or at the time of initial request for a pet and every year at time of reexamination or as otherwise required by SJPHA.

6.0

A non-refundable nominal pet fee of \$75.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit).

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.* Pit Bulls, Rottweilers and snakes of any kind are not allowed.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

Pet cannot be tied outside unit at anytime.

Aquarium cannot be more than 30 gallons.

903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing programs.

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;

6.0

- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were some findings as the result of that audit.

All findings have been resolved to HUD's satisfaction.

903.7(12) Asset Management ***NOT APPLICABLE***

6.0 903.7(13) Violence Against Women Act (VAWA)

The St. James Parish Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking. Notification is provided through re-certifications, interims, brochures placed in the lobby area and included in newsletters.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with the Department of Human Resources through referrals to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

In addition, the PHA is in the process of amending its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking, including allowing for the transfer to a different development;
- Create and maintain collaborative partnerships between PHA, victim service providers and law enforcement authorities to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

St. James Parish Housing Authority shall train its staff on the required confidentiality issues imposed by VAWA.

Finally, the PHA is providing a preference in the Public Housing program for victims of domestic violence.

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 2627 N. King Avenue/P. O. Box 280, Litcher, LA 70071

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.

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will be engaging in mixed-finance development activities for public housing in the Plan year.

- The Housing Authority will pursue mixed financing options at all levels once available funding and resources are secured.
- The Housing Authority has entered into contract with consultant firm to begin tax credit and mixed financing option plans for rebuilding Convent and Central Communities.

A RFQ for developer services will be issued this fiscal year. Previous contract with Centerpointe LLC has expired with no action. Meetings continue with Parish officials and key Community Agencies to address the needs identified to address our distressed housing. The Parish has begun the process of a Master Development Plan that will have a major impact on this area. One of our Commissioners is on the Steering Committee but there is discussion as to rezoning areas to industrial only, etc. We will continue to monitor this process and work with the Parish to address our concerns. We plan to continue with our redevelopment plans.

Implementation is pending outcome of the Parish Master Development Plan currently in progress. Also a major chemical plant is to be developed in the District where our distressed housing is located that will affect our plans. It is our intent to move forward with our application to HUD for demolition and disposition of both the Convent and Central Developments. After this years Physical Needs Assessment, we believe pursuing Section 8 Vouchers for relocation of the existing families will be in the families and Agency's best interest.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

The Agency does plan to pursue demolition and disposition of Convent and Central developments based on results on recent Physical Needs Assessment. Continued issues in these complexes to include high vacancies, crime and financial needs to modernize the developments.

7.0

Activity Descriptions:

Demolition/Disposition Activity Description	
1a. Development name: Central	
1b. Development (project) number: LA 92-3	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (09/2010)	
5. Number of units affected: 36	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: FY2010	
b. Projected end date of activity: FY2010	

Demolition/Disposition Activity Description	
1a. Development name: Convent	
1b. Development (project) number: LA92-4	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (FY 2010)	
5. Number of units affected: 30	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: FY 2010	
b. Projected end date of activity: FY 2010	

Demolition/Disposition Activity Description	
1a. Development name: James/Hymel	
1b. Development (project) number: LA 92-6	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (06/2010)	
5. Number of units affected: 2	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: FY 2009	
b. Projected end date of activity: FY 2009	

c. Conversion of Public Housing

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership

1. Public Housing

The PHA does not administer any homeownership programs for public housing.

2. Section 8 Tenant Based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

e. Project-based Vouchers

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>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> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment la0926a01 ▪ 2009 Performance and Evaluation Report – attachment la092c01 ▪ 2009 ARRA Performance and Evaluation Report – attachment la092d01 ▪ 2008 Performance and Evaluation Report - attachment la092e01 ▪ 2008 Disaster Performance and Evaluation Report – attachment la092f01 ▪ 2007 Performance and Evaluation Report - attachment la092g01 ▪ 2006 Performance and Evaluation Report – attachment la092h01 ▪ 2005 Performance and Evaluation Report – attachment la092i01
8.2	<p>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.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment la092b01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><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>

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. Rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”. Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	669	5	5	5	5	5	5
Income >30% but <=50% of AMI	328	5	5	5	5	5	5
Income >50% but <80% of AMI	249	5	5	5	5	5	5
Elderly	2,681	5	5	5	5	5	5
Families with Disabilities	3,802	5	5	5	5	5	5
White	10,666	5	5	3	1	3	5
Black/African American	10,512	5	5	3	1	3	5
American Indian/Alaska Native	60	1	1	1	1	1	1
Asian	17	1	1	1	1	1	1
Native Hawaiian/Other Pacific Islander	5	1	1	1	1	1	1

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	195		34
Extremely low income <=30% AMI	139	71%	
Very low income (>30% but <=50% AMI)	44	23%	
Low income (>50% but <80% AMI)	11	6%	
Families with children	133	68%	
Elderly families	5	3%	
Families with Disabilities	10	5%	
White	0	0%	
Black/African American	195	100%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	87	45%	
2 BR	72	37%	
3 BR	31	16%	
4 BR	4	2%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes *N/A*

9.1

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.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Leveraging PHA resources to secure additional development funding.
- With a number of units still vacant, our agency is pursuing alternative financing options through Capital Fund leveraging and/or USDA funds to address existing tax credit/mixed development financing applications and partnerships with local Parish agency to create sustainable housing services and programs.
- Maintain our waiting list, advertise as needed, seek alternative housing opportunities or pursue partnerships with other Government Agencies seeking to develop housing, research non-profit, develop and possible consider buying rental properties for renting under a non-profit.

PHA shall increase the number of affordable housing units by:

- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

PHA shall target available assistance to families at or below 30 % of AMI

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

9.1

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

PHA shall target available assistance to families at or below 50% of AMI

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

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: *N/A*

PHA shall conduct activities to affirmatively further fair housing: *N/A*

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

Below are the Goals and objectives identified by the PHA in our FY 2008 Five Year PHA Plan and the progress made on the each goal and objective.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Reduce public housing vacancies: *There are 61 vacant units; most are boarded and need extensive repair. Of a recent review of the 61 vacancies, the Housing Authority through an approved forced account labor program are on schedule to make the necessary repairs to 11 units with annual CFP funds. Major roofing systems will be contracted out and Vacherie and Baytree received shingle/roof damage from Hurricanes Katrina and Rita that were not covered with insurance and will need to be addressed with Capital Funds. The Authority's goal is to repair and occupy as many of these units as possible, as soon as possible, using Capital Fund monies. It should be noted that occupied units also need extensive repair, and will take a significant portion of the available Capital Fund. SJPHA has already repaired several vacant units to make ready of occupancy and has developed plans for the remaining vacant unit repairs, as well as improvements for the developments as a whole to include using Capital Funds for Debt service through leveraging.*

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments:

Other (list below)

- *Remaining vacant units will be addressed through the revitalization plans as recommended by the consultant firm.*
- *Outreach efforts will continue with Social Service and faith based organizations to bring resident programs into the complexes and/or develop a comprehensive transportation plan to address the increasing number of High School dropouts and unemployed families.*

Progress Statement: Conversations with Centerpointe representatives have indicated we may have difficulty with funding syndicators in this area. We may opt to pursue total demo/disposition of two distressed developments and pursue tax credits as other option. We have an operating Force Account team of four (4) funded by ARRA and budgeted through December 31, 2010 that will bring 12 units on line from the long term vacant units. Program is on schedule and two (2) units have been completed to date. Units have been vacant since 12/19/99. Through partnerships with Department of Human Resources Youth Build the units will be on line and available for occupancy as scheduled.

<p>10.0</p>	<p><input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <i>Agency has been under a waiver for PHA's since Hurricane Katrina, which expired 12/2007.</i> <input checked="" type="checkbox"/> Increase customer satisfaction: <i>Actions have already been taken to improve maintenance response time, and improve maintenance and administrative customer service. These will be continued and enhanced as needed. Quality Control Inspection Program has been implemented.</i> <input checked="" type="checkbox"/> Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) <i>All management areas have seen recent improvement: finance, admissions, maintenance, inspections, annual re-examinations, rent collections, lease compliance and enforcement, resident services, security, etc. Policies and procedures have been implemented and are monitored to improve management efficiency and to ensure HUD regulations are followed.</i> <input checked="" type="checkbox"/> Renovate or modernize public housing units: <i>All developments are in severe states of disrepair. A preliminary analysis indicates that the Convent and Central Developments may not be financially or socially feasible in the long term. Convent is extremely isolated, located in an undesirable area surrounded by swamp, debris and litter. The overall condition of Central is also extremely poor. It should be noted that in the past, some developments were partially renovated; the remaining un-renovated units at those developments need to be addressed. Other sites have had no renovation and are in extreme need. As many units as possible will be renovated utilizing Capital Funds. As discussed in following sections, SJPHA is developing plans to complete the renovation of St. James/Hymel. Other developments will follow.</i> <input checked="" type="checkbox"/> Demolish or dispose of obsolete public housing: <i>We have signed an agreement for consulting services to redevelop the Convent and Central complexes to include demolition and relocation plans.</i> <input checked="" type="checkbox"/> Provide replacement public housing: <i>Replacement housing will be based on replacement housing factor and leveraging of other resources as this agency has no desire to reduce the number of public housing units available.</i> <input checked="" type="checkbox"/> Provide replacement vouchers: <i>Once SJPHA completes and develops plans to demolish or dispose of selected units, SJPHA will apply for replacement vouchers equal to the number of disposed/demolished units or greater if possible.</i> <input checked="" type="checkbox"/> Other: (list below) <ul style="list-style-type: none"> ▪ <i>If SJPHA at a later date develops plans to demolish or dispose of the Convent or Central developments, SJPHA may work with other agencies to explore partnership/s with service based organizations in providing supportive/transitional housing programs. As well, explore other affordable housing opportunities to replace demolished units.</i>
--------------------	--

Also replacement units may be sought through a Tax Credit Application and/or mixed financing developments.

Progress Statement: Pending release of 2009 scores for PHAS. Objective to increase customer satisfaction is on target. Concerning objective to renovate or modernize public housing units, we are currently working on a project to replace windows in Oscar Brooks, Vacherie, Baytree and St. James/Hymel with energy efficient windows. Through partnership with Department of Human Resources landscaping and exterior painting has tremendously helped the curb appeal of Oscar Brooks, Vacherie, Baytree and St. James/Hymel. Through ARRA grant we have completed storm doors on all units, replaced exterior doors with peep holes and replaced obsolete posts with fiberglass columns. The demolition and disposition of Convent and Central is pending.

Due to continued delays with consultants and our inability to move the tax credit application process at this time, we will pursue disposition/demolition with replacement Section 8 vouchers to provide for housing opportunities for current and future families. It will be our intent to apply for 63 vouchers due to our need for housing assistance.

PHA Goal: Increase assisted housing choices

Objectives:

Other: (list below)

- *Maintain site-based waiting list.*

Progress Statement: This continues to be successful in our area as families are given a choice for housing. This eliminates an undue delay in housing families.

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *82% of SJPHA's residents are extremely low income. The distribution of extremely low income residents is relatively equal between the six developments. In addition, 82% of applicants on the waiting list are extremely low income. The Authority will make every effort to attract higher income applicants to the program; however, historical data indicates previous efforts have had little success.*

Implement public housing security improvements: *The Authority has improved lighting at most developments and will continue providing police patrols at sites. These patrols are essential to ensure that recent improvements to safety and security are maintained. In addition to police patrols, the Authority has improved Parish police response at the developments.*

Other: (list below)

10.0

- *The Authority is currently taking steps to more effectively enforce the lease by taking appropriate eviction action when necessary to eliminate all kinds of lease violators and drug/gang/criminal activity from the sites so that lease abiding residents can enjoy a safe housing environment.*
- *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing*

Progress Statement: Management re-organization has yielded successful results in providing better oversight and monitoring of families. Addition of Housing Assistant Manager has give the Housing Manager more time to monitor site and tenant compliance matters.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families: *As stated above, 58% of the Authority residents are unemployed. The SJPHA works with local supportive service agencies to coordinate training and educational programs. However, historical data indicates previous actions have seen little success.*

Provide or attract supportive services to improve assistance recipients' employability: *The SJPHA has supportive service agreements with the Department of Human Resources, and the St. James Parish Workforce Investment who offer assistance to residents in improving employability success.*

Other: (list below)

- *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

Progress Statement: We continue to work with these programs and have added specific language and information to these program offices offering supportive services to assist victims of domestic violence. Also this information is offered at each of our housing management meetings with residents.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *The St. James Parish Admissions and Continued Occupancy Policy contains its affirmative action policy. It should be*

10.0

noted that 98% of the residents are African/American and 96% of applicants for the program are African/American. Historically, previous affirmative measures in this area have been unsuccessful. All applicants and residents at time of annual recertification are given information regarding their rights as it relates to fair housing. This information also includes the telephone number to the nearest Fair Housing Organization.

- 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: *As stated in other areas of this plan, the Authority's goal is to improve the condition of vacant units in need of repair to provide suitable and safe living environment for all families, regardless of race, color, religion, etc. Most occupied units are also in need of repair; the repairs are not segregated to specific groups based on race, color, religion, etc.*
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *The Authority has 10 accessible units. As stated previously, the SJPHA is addressing the condition of occupied units and vacant units, to repair them to acceptable levels. This plan included improvement to the accessible units.*

Progress Statement: Staff training is provided annually to inform employees of fair housing rules and regulations and our policy. It is the intent and practice of the agency to consistently and fairly apply all rules governing the program.

Other PHA Goals and Objectives: (list below)

Apply for and implement a Family Self-Sufficiency Program by applying for a FSS Coordinator grant. If successful, FSS program will be a catalyst for improving economic status of families and hopefully sparking an interest in self-sufficient behavior by a core group of leaders. Applications have been successful.

Progress Statement: No application in 2010.

Develop, apply for funding and seek neighborhood and Parish support for a Neighborhood Career Center to house programs offered by local offices to broaden the base and scope of their services and extend them to our public housing residents.

Progress Statement: Continue to seek funding opportunities; however, referrals are made to agencies with existing programs.

Partnership with Grace Community Services in Central complex:

- *Enroll at least 60 public housing residents agency wide*
- *Increase job skills training*
- *Provide additional revenues to PHA through increased rental income*

Progress Statement: Program has ended with success; organization has closed Louisiana offices after Hurricane Gustav and services were moved to Texas.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes. Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (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.

Provided as attachment la092j01

(g) Challenged Elements – NO ELEMENTS CHALLENGED

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments la092a01, la092c01, la092d01, la092e01, la092f01, la092g01, la092h01 and la092i01.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided as attachment la092b01

Attachment Ia092a01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00				
3	1408 Management Improvements	45,000.00				
4	1410 Administration	51,800.00				
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	20,000.00				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	9,500.00				
10	1460 Dwelling Structures	392,247.00				
11	1465.1 Dwelling Equipment-Nonexpendable	0.00				
12	1470 Nondwelling Structures	0.00				
13	1475 Nondwelling Equipment	0.00				
14	1485 Demolition	0.00				
15	1492 Moving to Work Demonstration	0.00				
16	1495.1 Relocation Costs	0.00				
17	1499 Development Activities 4	0.00				

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved 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					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00 -			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$518,547.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director 		Date 7/7/10		Signature of Public Housing Director Date	

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages

PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-10 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) 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	
HA Wide	MANAGEMENT IMPROVEMENTS:							
	Management Needs Assessment, Staff Training, Extra Duty Police c	1408		45,000.00				
	Resident Stipend Program							
HA Wide	ADMINISTRATION:							
	Grant Administration - (20% Exec. Dir) (15% Asst. Dir) (Acctg 10%)	1410		51,800.00				
HA Wide	AUDIT:							
		1411		0.00				
	FEES AND COSTS:							
HA Wide	Architectural Fees	1430		20,000.00				
	SITE IMPROVEMENTS:							
HA wide	Tree trimming	1450		7,650.00				
LA09200002	Resident Building Clean Up	1450		1,000.00				
LA09200001	Landscaping upkeep	1450		850.00				
	DWELLING STRUCTURES:							
	Energy Efficient Window Upgrades:							
LA09200001	Brooks -\$74,400 (372 units); Central \$30,000 (130 units); Convent 3	1460	622	196,123.50				
LA09200002	Vach-87,200 (436 units); St. James-35,600 (178 units); Baytree-52,4	1460	876	196,123.50				
	TOTAL CAPITAL FUNDS GRANT 2010			\$518,547.00				

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

2 To be completed for the Performance and Evaluation Report

Attachment la092b01

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						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
St. James Parish Housing Authority LA092		St. James Parish/St. James/Louisiana				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	HA-Wide PIC # LA092000001 & 002					
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		211,334.00	338,247.00	383,147.00	408,497.00
C.	Management Improvements		22,000.00	47,000.00	47,000.00	58,250.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
			-	15,000.00		-
E.	Administration		51,800.00	51,800.00	51,800.00	51,800.00
F.	Other		78,413.00	6,500.00	0.00	0.00
G.	Operations		45,000.00	60,000.00	36,600.00	0.00
H.	Demolition		110,000.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			-	-	-	-
K.	Total CFP Funds		\$518,547.00	\$518,547.00	\$518,547.00	\$518,547.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$518,547.00	\$518,547.00	\$518,547.00	\$518,547.00

Attachment Ia092c01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	0.00	0.00	0.00	0.00
3	1408 Management Improvements	41,775.00	21,500.00	0.00	0.00
4	1410 Administration	52,279.00	51,956.00	0.00	0.00
5	1411 Audit	4,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	20,000.00	20,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	78,553.00	28,000.00	0.00	0.00
10	1460 Dwelling Structures	305,600.00	389,431.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	17,360.00	8,680.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct	0.00	0.00	0.00	0.00
	Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$519,567.00	\$519,567.00	\$0.00	\$0.00
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director 			Signature of Public Housing Director		
Date 7/7/10			Date		

- 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						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	
HA Wide	MANAGEMENT IMPROVEMENTS:							Pending approval of
	Staff Training Resident Stipend Program	1408		41,775.00	21,500.00	0.00	0.00	environmental
HA Wide	ADMINISTRATION:							
	Grant Administration - (20% Exec. Dir) (15% Asst. Dir) (Acctg 10%)	1410		52,279.00	51,956.00	0.00	0.00	
HA Wide	AUDIT:	1411		4,000.00	0.00	0.00	0.00	
	FEES AND COSTS:							
HA Wide	Architectural Fees	1430		20,000.00	20,000.00	0.00	0.00	
	SITE IMPROVEMENTS:							
LA09200001	Sewer plant upgrades/repairs (Central)	1450	1	25,778.00	0.00	0.00	0.00	
LA09200002	Tree trimming, landscaping upkeep	1450	120	27,000.00	28,000.00	0.00	0.00	
LA09200002	Sewer plant upgrades/repairs (Vacherie/Baytree)	1450	2	25,775.00	0.00	0.00	0.00	
	DWELLING STRUCTURES:							
	Energy Efficient Window Upgrades:							
LA09200001	Brooks -(372 units)	1460	372	130,400.00	130,400.00	0.00	0.00	
LA09200002	Vach-87,200 (436 units); St. James-35,600 (178 units); Baytree-52,400 (262 units)	1460	876	175,200.00	175,200.00	0.00	0.00	
	Roof Replacements	1460	8 units	0.00	83,831.00	0.00	0.00	
	DWELLING EQUIPMENT:							
LA09200001	Energy Star refrigerators/stoves	1465.1	10	8,680.00	4,340.00	0.00	0.00	
LA09200002	Energy Star refrigerators/stoves	1465.1	10	8,680.00	4,340.00	0.00	0.00	
2009 ANNUAL CAPITAL FUNDS PROGRAM				\$519,567.00	\$519,567.00	\$0.00	\$0.00	

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

2 To be completed for the Performance and Evaluation Report

Attachment la092d01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48S092501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	45,000.00	0.00	0.00	0.00
4	1410 Administration	50,000.00	50,000.00	50,000.00	1,505.86
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	35,000.00	27,302.95	27,302.95	6,489.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	30,000.00	48,896.00	48,896.00	38,232.41
10	1460 Dwelling Structures	467,031.00	500,832.05	500,832.05	126,960.94
11	1465.1 Dwelling Equipment-Nonexpendable	34,720.00	34,720.00	34,720.00	6,920.50
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48S092501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
		-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$661,751.00	\$661,751.00	\$661,751.00	\$180,108.71
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	34,720.00	34,720.00	34,720.00	6,920.50
Signature of Executive Director 			Signature of Public Housing Director		
Date 7/7/10			Date		

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages								
PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48S092501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					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	
HA - Wide	Management Improvements:	1408		45,000.00	0.00	0.00	0.00	
HA - Wide	Administration:							
	Grant Administration, (20% Exec Dir), (15% Asst Dir)	1410		50,000.00	50,000.00	50,000.00	1,505.86	Ongoing
	Accounting (10%), Executive Asst, 10%)							
HA - Wide	Fees & Costs:							
	PNA, QEA Lead Based Paint Inspection	1430		35,000.00	27,302.95	27,302.95	6,489.00	PNA & QEA complete LBP - in progress
	Site Improvements:	1450		30,000.00	-	-	-	
LA09200002	Force Account, Labor/DHR MOU	1450		-	15,045.00	15,045.00	4,381.41	In progress
LA09200001	Oscar Brooks Drainage	1450		-	12,896.00	12,896.00	12,896.00	Complete
LA09200001	Erosion Control	1450		-	1,230.00	1,230.00	1,230.00	Complete
PHA Wide	Tree Trimming	1450		-	19,725.00	19,725.00	19,725.00	Complete
	Dwelling Structures:	1460		467,031.00	-	-	-	
LA09200002	Installation of Storm Doors	1460		-	29,550.00	29,550.00	0.00	Pending quotes
LA09200002	Emergency Roof Replacement	1460		-	23,178.00	23,178.00	23,178.00	Complete
LA09200001	Exterior Painting and Column Job	1460		-	9,975.00	9,975.00	0.00	
LA09200002	101 Storm Doors	1460		-	19,250.00	19,250.00	0.00	
	<i>continued on following page</i>							

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages									
PHA Name: St. James Parish Housing Authority			Grant Type and Number: Capital Fund Program No: LA48S092501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					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		
	Dwelling Structures: continued from previous page								
LA09200002	Column Replacements/St. James	1460		-	9,950.00	9,950.00	9,950.00	Complete	
LA09200001	Roofing Replacements/Vacherie	1460		-	28,600.00	28,600.00	28,600.00	Complete	
LA09200002	Cabinet Procurement	1460		-	25,733.67	25,733.67	0.00	1st Set Ordered	
LA09200001	Soffit & Fascia Repair	1460		-	26,507.91	26,507.91	26,507.91	Complete	
LA09200002	Kitchen Upgrade/Cabinet Installation	1460		-	28,495.00	28,495.00	0.00		
LA09200002	Exterior Door Replacements	1460		-	60,605.00	60,605.00	14,280.00	20% Complete	
LA09200001/002	Vacancy Reduction - units	1460		-	104,528.00	104,528.00	0.00	In Progress	
LA09200001/002	Vacancy Reduction - materials	1460		-	110,211.31	110,211.31	196.87	Ongoing	
LA09200001/002	Vacancy Reduction - demo crew	1460		-	24,248.16	24,248.16	24,248.16	Complete	
	Dwelling Equipment:								
PHA Wide	Energy Star Refrigerators/Stoves	1465.1	92		34,720.00	34,720.00	34,720.00	6,920.50 Pending	
TOTAL CAPITAL FUNDS FOR 2009 ARRA GRANT					\$661,751.00	\$661,751.00	\$661,751.00	\$180,108.71	

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

Attachment Ia092e01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	60,000.00	0.00	0.00	0.00
3	1408 Management Improvements	43,000.00	43,000.00	26,557.63	26,557.63
4	1410 Administration	52,792.00	52,792.00	45,362.12	45,362.12
5	1411 Audit	10,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,500.00	77,500.00	51,100.00	51,100.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	15,500.00	15,500.00	11,934.37	11,934.37
10	1460 Dwelling Structures	310,000.00	310,000.00	39,320.61	38,916.08
11	1465.1 Dwelling Equipment-Nonexpendable	24,000.00	24,000.00	12,725.27	12,725.27
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
		-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$522,792.00	\$522,792.00	\$187,000.00	\$186,595.47
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
		7/7/10			

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages

PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-08 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						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		
LA 92 - All	Operations <i>(limited to 20% of grant)</i>	1406		60,000.00	0.00	0.00	0.00		
	Total 1406			\$60,000.00	\$0.00	\$0.00	\$0.00		
LA 92 - All	Management Improvements: <i>(limited to 20% of grant)</i>	1408		43,000.00	43,000.00	26,557.63	26,557.63	Ongoing	
	Salaries/Contractual:			-	-	-	-		
	Community Services Coordinator & 1 Center Aide			-	-	-	-		
	Adult Literacy & Soft Skill Development			-	-	-	-		
	Staff Training, Academic/tutorial and "multi-faceted"			-	-	-	-		
	recreation for youth* (Sheriff's Contract)			-	-	-	-		
	Total 1408			\$43,000.00	\$43,000.00	\$26,557.63	\$26,557.63		
LA 92 - All	Administration: <i>(limited to 10% of grant)</i>	1410		52,792.00	52,792.00	45,362.12	45,362.12	Ongoing	
	Salaries & Benefits:			-	-	-	-		
	Executive Secretary (20%)			-	-	-	-		
	Executive Director (27%) \$20,365			-	-	-	-		
	Accounting Clerk (27%) \$7,273			-	-	-	-		
	Total 1410			\$52,792.00	\$52,792.00	\$45,362.12	\$45,362.12		
LA 92 - All	Audit:	1411		10,000.00	0.00	0.00	0.00		
	Total 1411			\$10,000.00	\$0.00	\$0.00	\$0.00		
LA 92 - All	Fees & Costs:								
	Architectural Fees	1430		7,500.00	77,500.00	51,100.00	51,100.00	66% Complete	
	Total 1430			\$7,500.00	\$77,500.00	\$51,100.00	\$51,100.00		

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

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages

PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-08 Replacement Housing Factor Grant No: Date of CFFP:						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		
LA 92 - All	Site Improvements:								
	Removal & pruning of trees, compromising roof systems	1450		9,000.00	9,000.00	9,000.00	9,000.00	Complete	
	Sidewalks, landscaping	1450		3,000.00	3,000.00	2,934.37	2,934.37	Ongoing w/ARRA program	
	Purchase and installation of development signs	1450		3,500.00	3,500.00	0.00	0.00		
	Total 1450			\$15,500.00	\$15,500.00	\$11,934.37	\$11,934.37		
LA 92 - All	Dwelling Structures:								
	Replacement of cabinets in occupied units	1460		101,000.00	101,000.00	39,320.61	38,916.08	Ongoing	
	and exterior painting, retiling units, windows			-	-	-	-		
	Roofing and shingle repair - Vacherie		24	132,000.00	132,000.00	0.00	0.00		
	Storm doors	1460	105	22,000.00	22,000.00	0.00	0.00		
	Electrical upgrades - wiring	1460	14 units	7,000.00	7,000.00	0.00	0.00		
	Vacancy Reduction - Force Account	1460	12 units	48,000.00	48,000.00	0.00	0.00		
	Total 1460			\$310,000.00	\$310,000.00	\$39,320.61	\$38,916.08		
LA 92 - All	Dwelling Equipment:								
	Appliances	1465.1	15 stoves	24,000.00	24,000.00	0.00	0.00		
	Total 1465.1		15 ref	\$24,000.00	\$24,000.00	\$12,725.27	\$12,725.27		
TOTAL CAPITAL FUNDS GRANT 2008				\$522,792.00	\$522,792.00	\$187,000.00	\$186,595.47		

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

Attachment la092f01

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

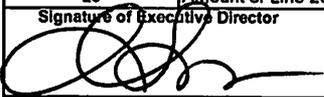
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48D092501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	10,246.00		10,246.00	7,415.00
5	1411 Audit	3,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	17,000.00		17,000.00	8,500.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	17,900.00		10,700.00	690.00
10	1460 Dwelling Structures	203,000.00		141,154.00	80,328.25
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	7,500.00		7,500.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48D092501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00	
		-		-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	\$258,646.00		\$186,600.00	\$96,933.25	
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00	
Signature of Executive Director 			Signature of Public Housing Director			
Date 7/7/10			Date			

- 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.

Attachment Ia092g01

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

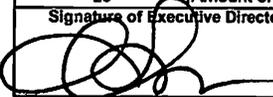
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	60,000.00	0.00	0.00	0.00	
3	1408 Management Improvements	17,000.00	32,000.00	32,000.00	32,000.00	
4	1410 Administration	43,139.00	43,139.00	43,139.00	43,139.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	10,500.00	20,500.00	20,500.00	20,500.00	
10	1460 Dwelling Structures	360,808.00	395,808.00	395,808.00	395,808.00	
11	1465.1 Dwelling Equipment-Nonexpendable	26,414.00	26,414.00	26,414.00	26,414.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17	1499 Development Activities 4	0.00	0.00	0.00	0.00	

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
		-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$517,861.00	\$517,861.00	\$517,861.00	\$517,861.00
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
		7/7/10			

- 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: St. James Parish Housing Authority			Grant Type and Number: Capital Fund Program No: LA48P092501-07 Replacement Housing Factor Grant No: Date of CFFP:				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		
HA - Wide	Operations	1406		60,000.00	0.00	0.00	0.00		
HA - Wide	Management Improvements	1408		17,000.00	32,000.00	32,000.00	32,000.00	Complete	
	Resident stipend program, training, staff development								
HA - Wide	Administration	1410		43,139.00	43,139.00	43,139.00	43,139.00	Complete	
	Salaries and benefits, Director, Asst Director								
	Accounting, Executive Secretary								
92-1, 92-6, 92-5	Site Improvements								
	Landscaping, tree removal, pruning	1450		10,500.00	20,500.00	20,500.00	20,500.00	Complete	
92-6, 92-5, 92-1 & 92-3	Dwelling Structures: Modernization and vacancy reduction (force account)	1460		360,808.00	395,808.00	395,808.00	395,808.00	Complete	
LA092 - All	Dwelling Equipment								
	Appliances	1465.1		26,414.00	26,414.00	26,414.00	26,414.00	Complete	
TOTAL CAPITAL FUNDS FOR 2007				\$517,861.00	\$517,861.00	\$517,861.00	\$517,861.00	100% 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

Attachment Ia092h01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	60,000.00	0.00	0.00	0.00
3	1408 Management Improvements	17,000.00	17,000.00	17,000.00	17,000.00
4	1410 Administration	48,139.00	48,139.00	48,139.00	48,139.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,500.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	5,500.00	24,606.45	24,606.45	24,606.45
10	1460 Dwelling Structures	362,675.00	391,793.78	391,793.78	391,793.78
11	1465.1 Dwelling Equipment-Nonexpendable	18,914.00	38,188.77	38,188.77	38,188.77
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
	Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$519,728.00	\$519,728.00	\$519,728.00	\$519,728.00
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director 			Signature of Public Housing Director		
Date 7/7/10			Date		

- 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: St. James Parish Housing Authority			Grant Type and Number: Capital Fund Program No: LA48P092501-06 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 2006
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		
HA - Wide	Operations	1406		60,000.00	0.00	0.00	0.00		
HA - Wide	Management Improvements	1408		17,000.00	17,000.00	17,000.00	17,000.00	Complete	
HA - Wide	Administration	1410		48,139.00	48,139.00	48,139.00	48,139.00	Complete	
HA - Wide	Fees and Costs								
	Architectural Fees	1430		7,500.00	0.00	0.00	0.00		
92-6, 92-1, 92-8	Site Improvements								
	Tree removal and landscaping	1450		5,500.00	24,606.45	24,606.45	24,606.45	Complete	
92-8, 92-6, 92-5	Dwelling Structures:								
	Vacancy Reduction (force account)	1460		362,675.00	391,793.78	391,793.78	391,793.78	Complete	
	Kitchen upgrades, exterior painting, siding repairs, replacement of floor tiles, HVAC repairs, light fixtures, plumbing upgrades								
LA092 - All	Dwelling Equipment								
Central Office	Appliances	1465.1		18,914.00	38,188.77	38,188.77	38,188.77	Complete	
TOTAL CAPITAL FUNDS FOR 2006				\$519,728.00	\$519,728.00	\$519,728.00	\$519,728.00	100% 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

Attachment Ia092i01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-05 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2005 FFY of Grant Approval: 2005	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	57,800.00	57,800.00	57,800.00	57,800.00	
3	1408 Management Improvements	20,000.00	20,000.00	20,000.00	20,000.00	
4	1410 Administration	52,000.00	52,000.00	52,000.00	52,000.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	19,500.00	19,099.92	19,099.92	19,099.92	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	7,000.00	7,000.00	7,000.00	7,000.00	
10	1460 Dwelling Structures	350,896.00	345,106.16	345,106.16	345,106.16	
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	21,189.92	21,189.92	21,189.92	
12	1470 Nondwelling Structures	5,200.00	5,200.00	5,200.00	5,200.00	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17	1499 Development Activities 4	0.00	0.00	0.00	0.00	

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: St. James Parish Housing Authority		Grant Type and Number: Capital Fund Program No: LA48P092501-05 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2005 FFY of Grant Approval: 2005	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	
		-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	\$527,396.00	\$527,396.00	\$527,396.00	\$527,396.00	
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director 			Signature of Public Housing Director			
Date 7/7/10			Date			

- 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: St. James Parish Housing Authority			Grant Type and Number: Capital Fund Program No: LA48P092501-05 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 2005
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		
HA - Wide	Operations	1406		57,800.00	57,800.00	57,800.00	57,800.00	Complete	
HA - Wide	Management Improvements	1408		20,000.00	20,000.00	20,000.00	20,000.00	Complete	
HA - Wide	Administration	1410		52,000.00	52,000.00	52,000.00	52,000.00	Complete	
92-1, 92-8	Fees and Costs								
	Architectural Fees	1430		19,500.00	19,099.92	19,099.92	19,099.92	Complete	
92-5, 92-8	Site Improvements								
	Tree removal and landscaping	1450		7,000.00	7,000.00	7,000.00	7,000.00	Complete	
92-8, 92-6, 92-5	Dwelling Structures:								
	Vacancy Reduction (force account)	1460		350,896.00	345,106.16	345,106.16	345,106.16	Complete	
LA092 - All	Dwelling Equipment								
	Appliances	1465.1	40	15,000.00	21,189.92	21,189.92	21,189.92	Complete	
LA 92-1	Non-Dwelling Structures								
Central Office	Security improvements, kitchen repairs, file room addition to main office	1470		5,200.00	5,200.00	5,200.00	5,200.00	Complete	
TOTAL CAPITAL FUNDS FOR 2005				\$527,396.00	\$527,396.00	\$527,396.00	\$527,396.00	100% Completed	

Attachment: 1a092j01
St. James Parish Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
04/07/10

2. Resident Advisory Board Selection

Selection made from resident/participant response **04/07/10**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
04/28/10

Notify Resident Advisory Board of scheduled meeting **04/17/10**

Hold Resident Advisory Board meeting **04/28/10**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **03/21/10**

Notify Resident Advisory Board **04/28/10**

Hold Public Hearing meeting **06/02/10**

5. Documentation of resident recommendations and PHA's response to recommendations

No recommendations from the residents as it relates to proposed plans.

Major concerns were window replacements and upgrade and were pleased with progress statement.

Request for more coordination of patrol by Police Department in the developments. Indicated staff will contact the Sheriff's office for a meeting to discuss their concerns and report back to them.

**St. James Parish Housing Authority
 Organization Chart
 Attachment: la092k01**

