

1.0	PHA Information PHA Name: <u>St Mary Parish Housing Choice Voucher Program</u> PHA Code: <u>LA220</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>200</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	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 St Mary Parish Government Section 8 Program is to provide low-income and very low-income families, and for the elderly and for persons with disabilities, assistance to obtain adequate and affordable housing without discrimination.				

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Goals and Objectives developed by the St Mary Parish Gov't Section 8 Housing Choice Voucher Program are designed to accomplish the mission stated above in a professional and fiscally prudent manner as follows:</p> <p>Goal One: Increase and or maintain the availability of decent, safe, and sanitary rental housing that is affordable for lower income families.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. At present the St Mary Parish program is fully leased and has one of the lowest if not the lowest level of housing assistance payments in the state which is a result of aggressive cost containment measures in the form of family income integrity assessment and rental cost reasonableness. The St Mary Parish Housing Office shall continue to aggressively pursue those measures to facilitate the most effective use of its funding. The agency will also pursue additional rental vouchers if they become available. 2. The St Mary Parish Government Section 8 Housing Choice Voucher Program will continue with partnerships with other providers to coordinate efforts to promote improvements in the supply of decent, safe, and sanitary rental housing. <p>The SMPHO will continue with its partnership with Chez Hope Center for Abused Women and Children to give preference to and provide 5 vouchers to assist women that commit to participated in the self-sufficiency program offered by Chez Hope. Chez Hope will continue to have their clients monitored regularly by the staff of Chez Hope for a minimum of one year after entrance to the Section 8 Housing Choice Voucher Program. The monitoring will include weekly inspections, housing and money management training, parenting classes, participation of the children in the Boys and Girls Club and tutoring sessions, and either school or work enrollment by the head-of-household. Additionally, for the duration of the time on the program, the head-of-household will have a restraining order enforced against the person that was the source of the abuse.</p> <p>Goal Two: To improve the quality of assisted housing available to participants of the St Mary Parish Government Section 8 Housing Choice Voucher Program.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue with its efforts to improve voucher management and fiscal accountability of the Section 8 Housing Choice Voucher Program. <p>The SMPHO shall continue its monitoring procedures in an effort to resolve issues where documents submitted to the HUD MTCS Reporting System over the Internet are not being received in their entirety by the system.</p> <ol style="list-style-type: none"> 2. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue with its efforts to improve tenant accountability to obligations to landlords and the Section 8 Housing Choice Voucher Program. 3. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue to pursue potential voucher landlords that will make quality rental units available to program participants. <p>Goal Three: The St Mary Parish Government Section 8 Housing Choice Voucher Program shall promote self-sufficiency opportunities using Section 8 resources.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue with efforts to develop partnerships with other local agencies in the form of unit set asides for use by participants that are assisted and monitored by those agencies to encourage self-sufficiency and movement to employment.
<p>6.0</p>	<p>PHA Plan Update</p> <ol style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 2010 ACC Budget Authority, Income Limit, Payment Standard, Utility Allowance (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. Housing Office, St Mary Parish Courthouse, Main St, Franklin LA; Also at 530 Third St, Morgan City LA

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
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.

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.**

B. Assessment of Housing Needs:

It has been observed that due to the remote nature and extremely diverse nature of St Mary Parish a more reliable measure of the need for affordable housing in the local area is a review of the housing agency's waiting list and comparing it to the previous year's applicants. An analysis of the Section 8 Housing Choice Voucher Program Waiting List for 2010 indicates that at present there are 298 families on the waiting list, which is generally at the time of the last 5-Year Plan however there has been a turnover of approx 150 families during that period. Significantly unemployment is still high in St Mary Parish, and as compared to the waiting list right after Katrina, there is an increase of approx 13% in extremely low-income families applying, and an increase of 27 applicants despite an overall slightly lower applicant total. Extremely low income applicants make up almost 80% of the applicants on the waiting list; four times the number of very low income applicants. Those who make between 50 and 80% of AMI only comprise 4% of the waiting list, a 30% drop from previous years.

Families with children comprise the over whelming majority of the applicants, with approx 70 % of those applying to the SMPHO for housing assistance are black families, which is a slight decrease from the last few years. The turnover rate last year dropped to approx 32 units per year.

C. Strategies

A. Strategies that will be used to maximize the number of units available will include but not be limited to the following:

1. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue to pursue additional rental vouchers when they become available.

2. The St Mary Parish Government Section 8 Housing Choice Voucher Program has developed partnerships with other housing providers to coordinate efforts to promote improvements in the supply of decent, safe, and sanitary rental housing.

3. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue to pursue potential voucher landlords that will make quality rental units available to program participants.

B. Strategies to focus on assistance for lower income families with special circumstances:

1. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue to participant in partnerships with other local agencies in the form of unit set asides for use by participants that are assisted and monitored by those agencies to encourage self-sufficiency and movement to employment.

2. Considering the high numbers of extremely low families in need of housing, and the impact on staff functions due to past cut in administrative funds provided by HUD, the development of a homeownership program has been delayed.

C. Strategies to focus on elderly, disabled families, and those with situations of domestic violence:

1. The St Mary Parish Government Section 8 Housing Choice Voucher Program shall continue to implement its system of preferences that give elderly families, families with disabilities, and families with situations of domestic violence preference for admission to the Section 8 Program.

The SMPHO will continue with its partnership with Chez Hope Center for Abused Women and Children to give preference to and provide 5 vouchers to assist women that commit to participated in the self-sufficiency program offered by Chez Hope. Chez Hope will continue to monitor its clients regularly for a minimum of one year after entrance to the Section 8 Housing Choice Voucher Program. The monitoring will include weekly inspections, housing and money management training, parenting classes, participation of the children in the Boys and Girls Club and tutoring sessions, and either school or work enrollment by the head-of-household. Additionally, for the duration of the time on the program, the head-of-household will maintain a restraining order enforced against the person that was the source of the abuse. Failure to uphold this order may result in termination from the program. The full complement of those vouchers are in use. The SMPHO has a similar arrangement with Claire House for Mothers and Children but they often are not eligible or return to their home towns for work.

As a result of past negative experiences, and the desire to be available for families with extreme circumstances, the SMPHO has a policy of not closing its waiting list. However with so many agencies doing so the number of applicants from distant jurisdictions is starting to be a problem.

9.1

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

During the five years of 2005 – 2009 the St. Mary Parish Government (PHA) has continued to take measured steps to accomplish the goals and objectives that were established in its initial 5-year Plan. During that period the parish experienced four Hurricanes which caused hardship for many residents across the full spectrum of income. After Hurricanes and Gustav the amount of affordable rental units dwindled and rents soared out of reach of most lower income families. With continued effort however things have improved and at present the St Mary Parish program is fully leased and has one of the lowest if not the lowest housing assistance payments in the state, which is a result of aggressive cost containment measures in the form of family income integrity assessment and rental cost reasonableness. The St Mary Parish Housing Office shall continue to aggressively pursue those measures to facilitate the most effective use of its funding. The agency will also pursue additional rental vouchers if they become available.

The mission of the St Mary Parish Government Section 8 Housing Choice Voucher Program is to provide assistance to low-income and very low-income families, and for the elderly and for persons with disabilities, to help them obtain adequate and affordable housing without discrimination.. The Agency Plan was developed with that primary goal in mind, and a number of the provisions that have been formulated reflect that and the objectives that will have to be accomplished to achieve the stated mission of the agency. The primary goals were to increase the availability of decent, safe, and sanitary rental housing that is affordable for lower income families, improve the quality of assisted housing available to participants of the St Mary Parish Government Section 8 Housing Choice Voucher Program, promote self-sufficiency, and improve the financial accountability of the program.

To increase of the availability of decent, safe, and sanitary rental housing that is affordable for lower income families, the SMPHO has conducted outreach to prospective landlords and made effort to develop partnerships with other housing providers such as the Chez Hope Center for Battered Women and the St Mary Community Action Agency. To improve the quality of assisted housing available to participants of the Parish HCV Program the SMPHO has worked to improve voucher management, HQS inspection protocol, and fiscal accountability of the Program. The third and final goal of the SMPHO was to promote self-sufficiency. To achieve that goal the SMPHO established partnerships with other local agencies in the form of unit set asides as stated elsewhere, for use by participants that are assisted and monitored by those agencies to encourage self-sufficiency and movement to employment.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

A. Substantial Deviation from the 5-year Plan:

Substantial Deviation from the 5-year Plan is defined by the St. Mary Parish Government as any substantial modification to the goals and objectives in the then current Plan.

B. Significant Amendment or Modification to the Annual Plan:

A Significant Amendments or Modifications to the Annual Plan are defined by the St. Mary Parish Government as:

- * Changes to rent, admissions policies, or organization of the waiting list;

10.0

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. <p>There were no comments from the Residents Advisory Board</p> <ul style="list-style-type: none"> (g) Challenged Elements <p>There were no Challenged Elements of the Plan.</p> <ul style="list-style-type: none"> (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>Attachment "A": Appendix "T" of the St Mary Parish Government Housing Choicer Voucher Program Administrative Plan: Violence Against Women Act (VAWA) Policy (Page 7 – 9)</p>
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APPENDIX I: VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY
St Mary Parish Government Housing Choice Voucher Program

In compliance with Title VI of the 2005 amendment to the St Mary Parish Government Housing Office **Violence Against Women Act (VAWA)**, the St Mary Parish Government Housing Office (SMPHO) adds a new housing provision to its Housing Choice Voucher Program that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

I - 1. Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) Protecting the safety of victims;
- (b) Creating long-term housing solutions for victims;
- (c) Building collaborations among victim service providers; and
- (d) Provide preferences for admission and other housing opportunities for victims who are willing to help themselves.

The policy will assist the St Mary Parish Government Housing Office (SMPHO) in providing rights under the Violence Against Women Act to its applicants and program participants. This Policy is incorporated into Housing Program's Administrative Plan.

I - 2. Protections provided by VAWA and the St Mary Parish Government Housing Office (SMPHO):

1. The (SMPHO) will not deny assistance to any victim of domestic violence, dating violence, or stalking if they are otherwise qualified to receive such assistance.
2. The (SMPHO) will not terminate assistance to those who are currently receiving federal housing assistance solely on the basis of their status as a victim of domestic violence, dating violence, or stalking, except if they were admitted to the program on the basis of a preference for domestic violence and do not comply with the requirements of that preference as noted in below and in the Administrative Plan, however they can re-apply for regular applicant status.
3. VAWA prevents housing agencies and owners from considering actual or threatened domestic violence, dating violence, or stalking as a cause for terminating the tenancy or program assistance of the victim. Such violence or stalking may not be considered:
 - a) as a serious or repeated violation of the lease by the victim,
 - b) as other good cause for terminating the occupancy rights of the victim, or
 - c) as criminal activity justifying the termination of the occupancy rights, or program assistance of the victim.

I - 3. Preferences and resources provided to victims of domestic violence by the St Mary Parish Government Housing Office (SMPHO):

1. The (SMPHO) will provide a preference to families who claim that within the previous six months, the family has been the victim(s) of emergency displacement as a result of physical harm or domestic violence and where police charges have been filed and upheld against the offending party and a restraining order has been obtained and enforced at the new location.

When a Family is placed on the Program and obtains occupancy and housing assistance by virtue of a preference for displacement due to, and as a result of family violence; the Family certifies by signing this Statement of Obligations and Agreements of a Participant Family, that it has read, understands, and agrees to the obligations, agreements, and regulations of the St Mary Parish Housing Choice Voucher Housing Assistance Program as pertains to this provision as follows:

- a) The Family shall maintain and otherwise keep in force the legal charge and restraining order prohibiting the offending party to enter onto the premises, whether visits are supervised or not.
 - b) The Family shall agree in writing at time of initial occupancy to voluntarily resign from the program if the restraining order is canceled, dropped, or allowed to expire, and/or the offending party that caused the violence is allowed to move back or reestablish unsupervised contact with the Family.
 - c) The intent of this provision is to prevent Families from making false preference claims to obtain unfair advantage with regard to obtaining housing assistance on the Program.
 - d) The family may re-apply for assistance under a non preference category.
2. The (SMPHO) will set aside five vouchers for families that are clients of the Chez Hope Shelter for Battered Women and Families, who have completed the basic program for self sufficiency and who are monitored by the Chez Hope staff for 6 – 12 months following admission to the program.
- a) Non compliance with the provisions or the agreement to allow Chez Hope staff to monitor the family will be considered grounds for termination of assistance.
 - b) The family may re-apply for assistance under a non preference category.

I - 4. SMPHO Right to Terminate Housing Assistance under this Policy

The (SMPHO) retains the authority to terminate the program assistance of a victim under the following conditions:

1. The termination is for a program violation premised on something other than an act of domestic violence, dating violence or stalking against the victim and the (SMPHO) is holding the victim to a standard no more “demanding” than the standard to which other program participants are held.
2. Nothing in this Policy will restrict the (SMPHO) right to terminate assistance for program violations by a resident who claims VAWA as a defense if it is determined by the (SMPHO), owner or manager that such a claim is false.
3. Nothing in this Policy will restrict the (SMPHO) right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from the participants residence to come onto that property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider.
4. Nothing in this Policy will restrict the (SMPHO) right to terminate housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

I - 5. Certification of Victim Status

1. VAWA gives the (SMPHO) the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence. However, the Act also permits the (SMPHO) to request that the victims attest to their status by signing a certification form. The form must meet the following standards:

1. It must require the individual signing to certify that she/he is the victim of incidents of actual or threaten domestic violence, dating violence, or stalking, as defined and described in VAWA.
2. It must include the name of the perpetrator.
3. It must be provided within 14-business days.

2. VAWA provides the victim the alternative of providing the (SMPHO) one of the following types of documentation:

1. A local police or court report
2. Documentation signed by a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking. The signer must attest under penalty of perjury (a) that the abuse the victim has suffered is a bona fide incidence of domestic violence, dating violence, or stalking and (b) that the victim has signed or approved documentation. Failure on the part of the victim to provide certification within the allotted time voids the protections provided by VAWA.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality
