

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Monroe Housing Authority</u> PHA Code: <u>LA006</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2011</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1522</u>		Number of HCV units: <u>1469</u>			
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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	
					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: <p style="text-align: center;">Does not apply, submitted 5 year plan in 2010 FFY</p>					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">Does not apply, submitted 5 year plan in 2010 FFY</p>					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Implemented Asset Management including Site-Based Waiting Lists. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The 5-Year and Annual Monroe Housing Authority Plans and Supporting Documentations are available for public inspection at the Main Administrative Offices and at Project Offices (6-1, 6-2, 6-5, 6-6, 6-9, 6-10, 6-11 and 6-13).					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Does not apply.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <p style="text-align: center;">See Exhibit 2 & Exhibit 2a</p>					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Exhibit 2b.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <p style="text-align: center;">Does not apply.</p>					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Exhibit 3					

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Exhibit 4.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The Monroe Housing Authority five-Year Agency Plan has as its highest priority to improve the quality of life for the people it serves, especially the extremely low-income and elderly. This is accomplished with the continued development of partnerships with public and private entities, which includes nonprofit homeless shelters, transitional housing providers, and affordable housing providers to promote decent, safe and affordable neighborhoods.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Exhibit 5.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements Does not apply, submitted 5 year plan in 2010 FFY</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Does not apply, submitted 5 year plan in 2010 FFY</p>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Monroe Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

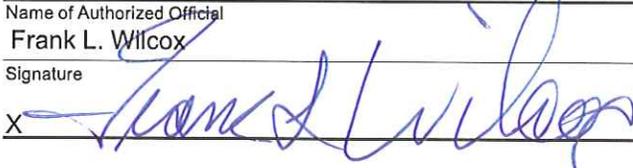
Monroe Housing Authority
300 Harrison Street
Monroe, LA 71201

LA48-0060001 through LA48-00614
(Name and Address)

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

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

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

Name of Authorized Official Frank L. Wilcox	Title Executive Director
Signature 	Date 3/15/2011

**MONROE HOUSING AUTHORITY
PUBLIC HOUSING COMPLEXES**

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

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Monroe Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

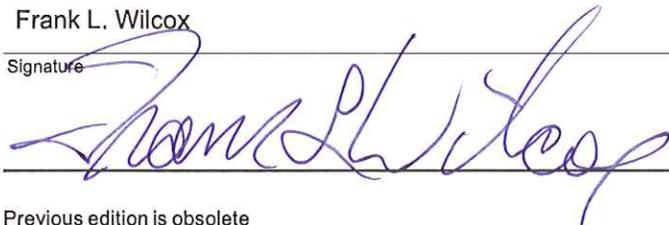
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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

Name of Authorized Official

Frank L. Wilcox

Signature



Title

Executive Director

Date (mm/dd/yyyy)

03/15/2011

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c-5th District	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Department of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  Signature: _____ Print Name: Frank L. Wilcox Title: Executive Director Telephone No.: 318-388-1500 Date: 03/15/2011 </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Monroe Housing Authority
PHA Name

LA006
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2011 - 2015

Annual PHA Plan for Fiscal Years 2011 - 2012

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

Name of Authorized Official	Title
Henry Bonner, Jr.	Chairman, Board of Commissioners
Signature	Date
	3/17/2011

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

BE IT RESOLVED by the Board of Commissioners of the Housing
Authority of the City of Monroe, Louisiana that the Five
Year Plan for the years 2011 through 2015, the Annual Plan
and Maintenance Plan, the Performance and Evaluation Report
for 2009, 2010 and 2010 CFRC and Capital Fund for 2011.

As Secretary of the Housing Authority of the City of
Monroe, Louisiana the undersigned does hereby certify that
the above foregoing is a true and correct copy of the
Resolution mentioned and passed in the Minutes of the
Regular Board Meeting of the Board of Commissioners of the
Housing Authority of the City of Monroe, Louisiana held on
March 10, 2011.

WITNESS my hand this 10th day of March, 2011.



FRANK L. WILCOX, SECRETARY

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Monroe Housing Authority

LA006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Henry Bonner, Jr.	Title	Chairman of the Board of Commissioners
Signature			
Date	03/15/2011		

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

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

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

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

James E. Mayo - 3-17-11

Signed / Dated by Appropriate State or Local Official

MONROE HOUSING AUTHORITY
GOALS & OBJECTIVES

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

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

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

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

MONROE HOUSING AUTHORITY

Meeting Goals & Objectives

The Housing Authority of the City of Monroe is a public agency that provides decent, safe and affordable housing to low income individuals and families throughout the city. The Monroe Housing Authority (MHA) presently owns and operates 2,145 units and operates 1,490 Section 8 Housing Voucher units, (includes 21 Shelter+Care vouchers). The Monroe Housing Authority has been recognized by the Department of Housing and Urban Development as having one of the most successful development and management programs in the Southwest United States. The Monroe Housing Authority has consistently been awarded a "High Performer" award by the Department of Housing and Urban Development from the implementation of the award in 1992 until the present.

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

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

- The oldest complex, Breece Place (6-1), had its 50 apartments renovated and updated with a completion date of October 2005 for \$1,100,000.
- Modernization of Johnson-Carver Terrace (6-2 & 3) was completed in two phases: 76 units in October 2006 for \$1,932,341; and 125 units in October 2007 for \$3,665,465.
- The first phase (78 units) of the modernization of Miller Square (6-10) began in May 2008 and was completed in the spring of 2009 for \$2,950,000. The second phase (72units) of modernization of Miller Square began in February 2009 for \$2,000,000 of the \$3,643,321 of ARRA funds received by the MHA. The remainder of the ARRA was allocated to the renovation of the Cooley Homes (6-14) in September of 2009, and Additional Parking for various scattered sites was completed in December of 2009.
- In March of 2010 Passman Plaza II received \$307,000 in "Green Retro Fit" fund for the renovations to bring the development up to "Green" standards. Passman Plaza I received \$197,000 to bring the development up to "Green" standards.
- Frances Tower is currently undergoing renovations to the dwelling units and common areas utilizing funds from the 2009 Capital Fund Program. Renovations began in May of 2010 and are to be completed by July 2011.
- McKeen Plaza will be renovated under the 2010 Capital Fund Program, work is estimated to begin in April, 2011 and be completed by June 2012.

- In March of 2004, the development of the fourth Tax Credit complex, Chauvin Pointe II with 65 two-bedroom units for the elderly (52 affordable and 13 market rate units), was completed for over \$4.5 million.
- South Pointe II has 44 one-bedroom units under Section 202 PRAC; developed for very low-income elderly; and was completed in May of 2004 for \$2.7 million. South Pointe III which has 36 one-bedroom units and was completed in March 2010 for \$3.1 million. South Pointe IV, a mixed-finance complex consisting of 4 two-bedroom units was also completed in August 2010 at a cost of \$286,000.
- In March 2008, the 60 unit Tax Credit development for the elderly named Lake Passman (Passman Plaza III) was completed for over \$6,000,000.
- After almost two years, Ouachita Grand Plaza, a 91 unit low-rise for the elderly was re-financed in January 2009 with a \$3,167,000 loan and will provide over \$500,000 for modernization and repairs to the facility.
- Since 2001 HUD awarded grants for a Family Self-Sufficiency Coordinator which also resulted in the implementation of the Section 8 Homeownership Option Program. The Housing Authority is also a High Performer under the SEMAP scoring system.
- In November 2003, the Housing Authority signed an agreement with Volunteers of American to provide an Early Head Start Program in the Monroe Housing Authority Child Care Center located in the Burg Jones Lane (6-6) development. This program continues to flourish.
- In December 2003 Monroe Housing Authority received a \$244,598 ROSS-Neighborhood Network Program grant. This three year grant provided residents access to job readiness training, job placement and computer skills. Partners included the Delta Community College and Monroe Homeownership, Inc.
- In 2004, Grambling State University began a GED Program at the Burg Jones Lane (6-6) Community Building. This program has graduated dozens of Monroe Housing Authority residents. In July 2009 this program was turned over to the Ouachita Parish School System, which continues not only at Burg Jones Lane, but also at Miller Square development. A third site is in the planning stage.
- In April 2005 and 2006, the Housing Authority received funding for a Public Housing Family Self-Sufficiency Coordinator. As a result, every effort was made to implement a Family Self-Sufficiency Program for public housing residents.
- In June 2005, the Monroe Housing Authority received a \$340,000 ROSS/RSDM-Family Grant. In partnership with Opportunity Industrialization Center of Ouachita, Inc. (OIC) and Monroe Homeownership, Inc. this three year grant provided an Interactive Career Training Program utilizing computers and Homeownership Training to public housing residents.
- Implement Asset Management in 2007 combining fourteen (14) complexes to nine (9).
- Updated and clarified the Admissions and Continued Occupancy and Administrative Plans in 2007, 2008 and 2009 which included serving the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. The Community Service requirements were also updated in the ACOP.

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

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

MONROE HOUSING AUTHORITY

ATTACHMENT: HUD-50075.1
P & E on FY 2009 and 2010 CFP
P & E on FY 2010 CFRC
2011 CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

January 1, 2010 – December 31, 2010

A. USE OF CFP FUNDS

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

1. EMERGENCY NEEDS

There were no Emergency Needs during this period.

2. DEVIATIONS WITHIN THE 10% CAP

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

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

See – Capital Fund Program Tables.

4. ACTUAL FUND OBLIGATIONS AND EXPENDITURES

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

5. TARGET DATE PERFORMANCE (IMPLEMENTATION SCHEDULES)

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

B. RESIDENT & LOCAL GOVERNMENT COMMENT SUMMARY

All Monroe Housing Authority residents and Local Government Officials have been given an opportunity to comment on the 2011 CFP. Sample copies of meeting memorandums, notices, reports, and budgets are available for review at the Monroe Housing Authority Administrative Offices.

Most resident comments were made at scheduled monthly meetings or by telephone. Government Officials were kept informed and updated on the 2011CFP on a non-scheduled basis. The Resident Advisory Committee met during the year and in their discussions included the 2011 Capital Fund Program.

Through the 2010 CFP, the Monroe Housing Authority addressed its' number one priority--safety, security and improving the quality of life for residents. Renovation of Frances Tower (6-11) is ongoing and approximately 60% complete. McKeen Plaza renovation bids have been opened and are awaiting board approval. Also, several resident initiative programs are helping to make public housing developments a better place to live.

C. BOARD OF COMMISSIONERS RESOLUTION

The resolutions are submitted with the PHA Plans Certifications

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

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

2009 CFP

Part I: Summary		Grant Type and Number		FFY of Grant: 2009
PHA Name:		Capital Fund Program Grant No: LA48P00650109		FFY of Grant Approval: 2009
Monroe Housing Authority		Replacement Housing Factor Grant No:		
		Date of CFFP:		
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations (man not exceed 20% of line 32)			
3	1408 Management Improvements	150,000	99,324	86,617
4	1410 Administration (may not exceed 10% of line 21)	225,000	269,557	268,258
5	1411 Audit	6,000	6,000	6,000
6	1415 Liquidated Damages			
7	1430 Fees and Costs	85,000	108,549	95,549
8	1440 Site Acquisition			
9	1450 Site Improvement	521,415	59,500	59,500
10	1460 Dwelling Structures	1,275,701	1,959,053	1,160,072
11	1465.1 Dwelling Equipment--Nonexpendable	388,200	180,112	59,315
12	1470 Non-dwelling Structures	45,000	5,241	0
13	1475 Non-dwelling Equipment	75,000	77,230	61,378
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	91,000	97,750	29,400
17	1499 Development Activities			

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF Funds shall be included here

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009
PHA Name: Monroe Housing Authority		Capital Fund Program Grant No: LA48P00650109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹	Expended
		Original	Revised²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	Amount of Annual Grant:: (may not exceed 8% of line 20)	2,862,316	2,862,316	1,826,089
20	Amount of line 20 Related to LBP Activities			
21	Amount of line 20 Related to Section 504 Activities			
22	Amount of line 20 related to Security - Soft Costs			
23	Amount of line 20 Related to Security - Hard Costs			
24	Amount of line 20 Related to Energy Conservation Measures			
25				
Signature of Executive Director Frank L. Wilcox		Signature of Public Housing Director		Date
				3/15/11

¹To be completed for the Performance and Evaluation Report.

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

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

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

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

Part II: Supporting Pages											
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650109 CFPP (Yes/No): Replacement Housing Factor Grant No:				FFY of Grant: 2009		Status of Work			
Development Number Name/PHA-Wide Activities	General Description of major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Actual cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
6-11 Frances Tower	New Laundry Room on 11th Floor	1460		45,000	23,551	23,551	23,551				
6-11 Frances Tower	Moving Allowances	1495		91,000	97,750	97,750	29,400				
6-10 Miller Square	Appliances	1465		62,400	0						
6-10 Miller Square	Landscaping Improvements	1450		40,000	0						
6-9 Robinson Place	Parking Landscaping Improvements	1450		415,415	59,500	59,500	59,500				
	Management Improvements										
	Management Deficiencies	1408		15,000	290	290	290				
	Homeownership	1408		15,000	0						
	Drug Elimination	1408		135,000	99,034	99,034	86,327				
	Administrative & Other Cost										
	Non-Technical Salaries	1410		60,000	93,621	93,621	93,621				
	Technical Salaries	1410		100,000	111,018	111,018	111,018				
	Benefits	1410		50,000	57,989	57,989	57,989				
	Sundry	1410		15,000	6,929	6,929	5,630				
	Audit	1411		6,000	6,000	6,000	6,000				
	Fees & Costs	1430		85,000	108,549	108,549	95,549				

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

**To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Monroe Housing Authority		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

Exhibit 2A
2010 CFP

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

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

Part I: Summary

PHA Name: [Blank]

Grant Type and Number: [Blank]

Capital Fund Program Grant No: LA48P0650110

Replacement Housing Factor Grant No: [Blank]

Date of CFFP: [Blank]

FFY of Grant: 2010

FFY of Grant Approval: 2010

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 12/31/2010

Revised Annual Statement (revision no: 2)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (man not exceed 20% of line 32)				
3	1408 Management Improvements	165,000	115,000		
4	1410 Administration (may not exceed 10% of line 21)	225,000	283,557		
5	1411 Audit	6,000	6,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000	85,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,145,721	2,213,664		
11	1465.1 Dwelling Equipment--Nonexpendable	80,000	10,000		
12	1470 Non-Dwelling Structures	27,350	27,350		
13	1475 Non-dwelling Equipment	101,500	25,000		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		70,000		
17	1499 Development Activities				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF Funds shall be inclded here

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

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

Part I: Summary

PHA Name: Capital Fund Program Grant No: LA48P00650110
 Replacement Housing Factor Grant No:
 Date of CFFP:

Grant Type and Number
 FFY of Grant: 2010
 FFY of Grant Approval: 2010

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending:
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	Amount of Annual Grant: (may not exceed 8% of line 20)	2,835,571	2,835,571	0	0
20	Amount of line 20 Related to LBP Activities				
21	Amount of line 20 Related to Section 504 Activities				
22	Amount of line 20 related to Security - Soft Costs	150,000	150,000		
23	Amount of line 20 Related to Security - Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures	285,594	285,594		
25					

Signature of Executive Director *Frank L. Wilcox* Date *3/15/11*
 Signature of Public Housing Director Date

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³PHAs with under 250 units in management may use 100% of CFF Grants for operations
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2010		
PHA Name: Monroe Housing Authority		Capital Fund Program Grant No: LA48P0650110 CFFP (Yes/No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
6-13 McKeen Plaza	New Kitchen Cabinets	1460		331,500	222,870	
6-13 McKeen Plaza	Bath Renovations & Washer/Dryer Conn.	1460		172,277	160,000	
6-13 McKeen Plaza	New Blinds	1460		25,000	25,000	
6-13 McKeen Plaza	Install Microwave Vent Hoods	1460		21,250	21,250	
6-13 McKeen Plaza	Paint Units	1460		153,000	125,000	
6-13 McKeen Plaza	Install Ceiling Fans	1460		35,000	35,000	
6-13 McKeen Plaza	Upgrade Lighting; common areas	1460		70,694	70,694	
6-13 McKeen Plaza	Repaint Halls & Office	1460		50,000	50,000	
6-13 McKeen Plaza	New flooring @ elevator landings (3 floors)	1460		30,000	30,000	
6-13 McKeen Plaza	Replace 4 exit doors	1460		15,000	15,000	
6-13 McKeen Plaza	New Garbage Shute Doors	1460		25,000	25,000	
6-13 McKeen Plaza	Upgrade Exterior lighting	1460		50,000	50,000	
6-13 McKeen Plaza	Paint & Waterproof building	1460		160,000	130,000	
6-13 McKeen Plaza	New Flooring in units	1460		105,000	95,000	
6-11 Frances Tower	Interior Renovations Phase II	1460		902,000	790,000	
6-11 Frances Tower	Paint & Waterproof building	1460			368,850	
PHA Wide	Appliances	1465		80,000	10,000	

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

²To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2010				
PHA Name: Monroe Housing Authority		Capital Fund Program Grant No: LA48P00650110 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Actual cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
6-13 McKeen Plaza	Upgrade Public Restrooms	1470		11,500	11,500			
6-13 McKeen Plaza	Community Rm flooring & Countertop	1470		15,000	15,000			
6-13 McKeen Plaza	Signage	1470		850	850			
6-13 McKeen Plaza	Equipment & Furnishings	1475		25,000	25,000			
PHA Wide	Trucks	1475		66,500	0			
PHA Wide	Computer Equipment	1475		10,000	0			
6-13 McKeen Plaza	Moving Allowances	1495			70,000			
	Management Improvements							
	Homeownership	1408		15,000	5,000			
	Community Policing	1408		150,000	110,000			
	Administrative & Other Costs							
	Non-Technical Salaries	1410		60,000	0			
	Technical Salaries	1410		100,000	0			
	Benefits	1410		50,000	0			
	Sundry	1410		15,000	0			
	10% to Central Fund	1410			283,557	283,557		
	Audit	1411		6,000	6,000	6,000		
	Fees & Costs	1430		85,000	85,000	85,000		
	TOTAL			2,835,571	2,835,571	374,557	0	

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

²To be completed for the Performance and Evaluation Report.

Exhibit Aa
2010CFRC

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

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

Part I: Summary

PHA Name: Monroe Housing Authority
Grant Type and Number: Capital Fund Program Grant No: LA00600000610R
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2010
FFY of Grant Approval: 2010

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010

Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (man not exceed 20% of line 32)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	50,000	38,469	38,469	157
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000	85,000	85,000	63,750
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	79,300	79,300	0
10	1460 Dwelling Structures	2,395,149	2,432,380	2,432,380	6,029
11	1465.1 Dwelling Equipment—Nonexpendable	95,000	0	0	
12	1470 Non-Dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF Funds shall be included here

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

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

Part I: Summary

PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA00600000610R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	Amount of Annual Grant:: (may not exceed 8% of line 20)	2,635,149	2,635,149	2,635,149	69,936
20	Amount of line 20 Related to LBP Activities				
21	Amount of line 20 Related to Section 504 Activities				
22	Amount of line 20 related to Security - Soft Costs				
23	Amount of line 20 Related to Security - Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25					

Signature of Executive Director Frank L. Wilcox 	Date 3/15/11	Signature of Public Housing Director	Date
---	-----------------	--------------------------------------	------

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages		FFY of Grant: 2010						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA00600000610R CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Actual cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Burg Jones Lane	Administrative	1410		50,000		38,469	157	On Going
Burg Jones Lane	Fees & Costs	1430		85,000		85,000	63,750	On Going
Burg Jones Lane	Plant Trees	1450		10,000		14,300		Waiting on Contract
Burg Jones Lane	Additional Energy Conservation Landscaping	1450				65,000		Waiting on Contract
Burg Jones Lane	40 Gallon Gas Water Heaters	1460		105,700		259,350		Waiting on Contract
Burg Jones Lane	New HVAC & Duct	1460	100	1,091,000		975,650		Waiting on Contract
Burg Jones Lane	Attic Insulation	1460		95,000		112,980		Waiting on Contract
Burg Jones Lane	New Water Saving Commodes	1460		75,500		29,400	2,998	On Going
Burg Jones Lane	Water Saving Aerators	1460		15,000		10,000	0	On Going
Burg Jones Lane	New LoE Windows	1460		920,500		1,025,000		Waiting on Contract
Burg Jones Lane	New Lighting Fixtures/Bulbs	1460		10,000		10,000	2,062	On Going
Burg Jones Lane	Weather Stripping	1460		10,000		10,000	969	On Going
Burg Jones Lane	Heat-Vent Lights	1460		72,449		0	0	Delayed
Burg Jones Lane	Energy Star Refrigerators	1460		95,000		0	0	Funded thru AMP

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

⁴To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2010	
PHA Name: Monroe Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administrative	Dec-10		Mar-11		
Fees & Costs	Dec-10		Mar-11		
Plant Trees	Dec-10		Mar-11		
Additional Energy Conservation Landsc	Dec-10		Mar-11		
40 Gallon Gas Water Heaters	Dec-10		Mar-11		
New HVAC & Duct	Dec-10		Mar-11		
Attic Insulation	Dec-10		Mar-11		
New Water Saving Commodes	Dec-10		Mar-11		
Water Saving Aerators					
New LoE Windows					
New Lighting Fixtures/Bulbs	Dec-10		Mar-11		
Weather Stripping	Dec-10		Mar-11		
Heat-Vent Lights	Dec-10		Mar-11		
Energy Star Refrigerators	Dec-10		Mar-11		

¹Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 5j of the U.S. Housing Act of 1957, as amended.

Exhibit 2A
2011 CFP

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

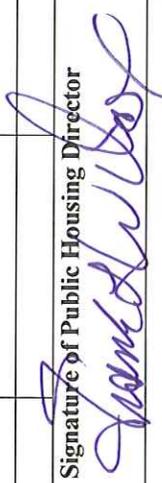
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650111 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies))	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements	135,000	
4	1410 Administration (may not exceed 10% of line 21)	283,557	
5	1411 Audit	6,000	
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	30,000	
10	1460 Dwelling Structures	1,845,414	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	520,600	
13	1475 Non-dwelling Equipment	15,000	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48P00650111 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Description	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,835,571	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	135,000	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director Frank L. Wilcox 03/15/2011		Date 3/15/11	Signature of Public Housing Director 
		Date	Date

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Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Monroe Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48P00650111 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Management Improvements Drug Elimination	1408		135,000				
PHA Wide	Administrative & Other Cost 10% of Grant	1410		283,557				
PHA Wide	Audit	1411		6,000				
	TOTAL			2,862,316				

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

² To be completed for the Performance and Evaluation Report.

MONROE HOUSING AUTHORITY
STATEMENT OF HOUSING NEEDS

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

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

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

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

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

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

MONROE HOUSING AUTHORITY STRATEGIES FOR ADDRESSING HOUSING NEEDS

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

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

10.0 Additional Information

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

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

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

a. Substantial Deviation from the 5-Year Plan

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

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

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

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

MONROE HOUSING AUTHORITY
CAPITAL FUND, AGENCY PLANS AND ANNUAL BUDGET

Public Hearings
Extracts of Hearings

Date: March 3, 2011

Time: 5:00 P.M.

Location: Frances Tower, 300 Harrison St. Monroe, LA

TOTAL NUMBER OF PEOPLE IN ATTENDANCE: (List Attached)

SUMMARY:

The Public Hearing was called to order by Frank Wilcox, Executive Director. Mr. Wilcox explained the purpose of the Public Hearings, handed out the agenda and stated that the public hearing is a HUD requirement. The following staff was also in attendance: Bobby Simmons, Deputy Director; Janet Sanderford, Administrative Director; TJ Thompson Modernization Coordinator and Cheryl Farmer, Retirement Community Supervisor. Mr. Wilcox reviewed the information in the handouts.

Mr. Wilcox reviewed the budget and mentioned that the Housing Authority takes in approximately \$3,000,000.00 in rent every year, which does not include the non-profit developments, and that the agency has a \$15,000,000.00 Operating Budget.

There were few comments or questions from the residents. Most questions had been answered during the resident meetings. Residents had been at the scheduled Resident Meetings in November 2010 where ideas for the proposed 2011 Capital Fund, Agency Plan, etc. were discussed in detail. A Resident Advisory Meeting was also held December 16, 2010, which gave participants the opportunity to review drafts of the 2011 Plans, etc.

Mr. Wilcox mentioned that the participants could review the information in the handout relating to the Agency Plan and Capital Funds and contact Mrs. Thompson, if they have any questions. He stated that MHA's goals and objectives essentially remained the same as in the past and that is to increase the quality of life for the people served.

There being no further discussion, the public hearing was adjourned by Mr. Wilcox.

**Resident Council Meeting
December 16, 2010**

See attached list of attendees

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

Ms. TJ Thompson informed everyone on the status of the 2009 Capital Fund Stimulus Grant, 2009 & 2010 Capital Fund Grants. She also reviewed the proposed 2011 Capital Fund Grant. She stated that the Green Retro grants for Passman Plaza I and II were almost complete. Going Green is the new incentive for MHA.

Ms. Naomi Grayson gave an update on the Section 8, Housing Choice Voucher program, which currently manages a total of 1,545 vouchers. These vouchers consist of 21-Shelter + slots, 10-DEHAP Ike vouchers, 1,489 regular vouchers. The Family Self-Sufficiency Program continues to be an outstanding asset for the community. There are currently 107 participants. 62 participants have successfully completed the program, an increase of 11% within the past 10 months. Many are meeting their goal of attaining GED's and employment. There are 48 active participants and 19 of these have escrow accounts totaling \$100,441. This program has paid out \$291,126 to date with the average check being \$4,696. A total of 39 participants have successfully completed the program and given up their Section 8 vouchers. Also, Monroe Housing Authority recently received a 99 on their SEMAC score.

Ms. Cloteel Edwards gave an update on the different programs offered to Public Housing Residents. The newest program available to residents is the GED/Child Care center at Lock/Breece Development. MHA took an un-used warehouse and converted it into a learning center where participants can bring their children. In addition to the GED training, they also receive parenting skills. The center is full with a waiting list. She stated that Johnson-Carver, Burg Jones Land and Foster Heights have GED centers but do not have the child care available at this time. MHA is in the process of applying for additional funds to build 2 more centers, one at Burg Jones Lane Development and another at Robinson Place. The Burg Jones Lane Center has had 30 graduates; 15 of those participants have gone on to Delta Community College to continue their education. Johnson Carver has had 15 graduates thanks to the assistance of NOVA. The goals MHA, other teachers, volunteers, and mentors are trying to achieve is to get as many people out of governmentally funded programs and on their own, to better themselves and the ones closest to them. She stressed that the Resident Council should encourage the younger people in their neighborhoods to stay in school and get an education. She also stated that MHA will furnish bus tickets for any residents who are enrolled in an approved GED program.

Other Staff Comments were from the Development Managers, Ms. Helen McFee and Mr. James Johnson. Each site is meeting with their unemployed residents, discussing goals for education and employment.

Ms. Cheryl Farmer & Mr. Bobby Simmons informed the council that budgets were due for the Resident Participation Fund. Each development receives \$15 per unit. Resident Council

**Resident Council Meeting
December 16, 2010**

Members were asked to get with their neighbors for suggestions on how to best utilize these funds to enhance and increase resident involvement at the sites. Suggestions for these funds are new computers, software, etc.

Mr. Tom Janway, City of Monroe Public Works stated that it was common knowledge that Monroe Housing was one of the top authorities in the country. He is very proud of all that the Housing Authority has accomplished and will continue to help in any way he can.

Sgt. Gayton stated that crime is down 16% from last year. Resident participation, calling when they see something going on, has helped considerably.

Ms. Alecia Murphy, City of Monroe Community Development Department, stated that it is always a pleasure to work with Monroe Housing Authority and that the Authority always exceeds their expectations. She also stated that the Housing Authority would be receiving \$160,000 and could apply for an additional \$80,000 to be used in the

RESIDENT COMMENTS

Jessie Coleman-Johnson Carver: Has been at Johnson Carver for 17 years, is very pleased with property and management, and loves living there.

Gloria Davis-Johnson Carver: Been living at Johnson Carver for 10 years, very pleased with her apartment.

Linda Barfield-Robinson Place: only complaint is that the 5 bedroom houses need a larger driveway.

Cynthia Wilhite – Robinson Place: Manager is very good, crime is down, very thankful for that.

Roseann Marks-McKeen: Loves living at McKeen, looking forward to the renovations.

Gene Essig-McKeen: McKeen is nice, safe, and affordable. Love living here.

Pat Gix-Lock/Breece: Everything is good, they are all very pleased with the tree trimming.

Tracy Fuller-Sect. 8: No complaints at this time

Jim Johnson-Frances Tower: Loves renovations. 11th floor apartment is wonderful, loves the full size appliances.

Mike Ray-Frances Tower: Been here for 30 years, loves it

Leland Clark-Miller Square: no complaints

Ms Green-Miller Square: Something is needed for the kids, they would not get into so much trouble if they had something to do. Mr. Wilcox stated that there were programs at the City

**Resident Council Meeting
December 16, 2010**

Recreation Center, which is very close to their neighborhood, perhaps they could get plugged in to some of their activities.

Karen Womack-Foster Heights: Have lived here for 5 years, no complaints

Sandra Robinson- Foster Heights: Needs weather stripping at the doors. Also, the windows are in bad shape. The lighting on the streets is very dark, may help to install motions sensors if possible. She would like to see a GED program at this development. She is very interested in volunteering and establishing an afterschool program especially for the children.

There were no other comments. Mr. Frank L. Wilcox ended the meeting by thanking everyone for coming and helping make every year a better year than before.

RESIDENT ADVISORY MEETING

December 16, 2010 11:30 AM

Downstairs Conference Room, 300 Harrison Street

Name, Address & Phone

Linda Barfield 3500 Alb. St 361-4691
Sandra Robinson 2924 ABFH 398-7209
Carol Womack 2919 Barrington Dr 338-9943
Lisa Carlen 2919 Barrington Dr
ROSEANN MARKS 1500 MCKEEN PL APT 417
Ann G. Essig, 1500 McKee, Apt 417
John B. Clark 4303 Crown Cr.
Yorgia Dead Dicks APT 37 A-Cambridge
Jessie Calan 1513 Camellia
Mike Ray FT
Anacy Fuller 114 Althea Dr. 737-7008
Patricia Giv 1 Breese Cir B 855-4230
Cynthia Willets Robinson Dr 1 323-1811
J.J. Thompson / MHA
Frank L. Wagon MHA 329 1366
Sgt. Isaac R. Hayden 329-2345

RESIDENT ADVISORY MEETING

December 16, 2010 11:30 AM

Downstairs Conference Room, 300 Harrison Street

Name, Address & Phone

Cordelia Payne	800 Duwayne	329-1389
James Johnson	2601 Berg Jones	329-1385
Cindy Buller	306 Winsters Rd.	329-1386
Clotel Edwards	300 Harrison St.	388-1580
Bobbi Sumner	300 Harrison	11
Gene Dugan	City of Monroe	329-2286
Janice Johnson		
Cheryl Farmer	MTA	

RESIDENT ADVISORY MEETING

December 16, 2010 11:30 AM

Downstairs Conference Room, 300 Harrison Street

Name, Address & Phone

Jan Gibson Florida Power # 1105

Denise Kitchin FT

Donna Woods MHA Miller Sq. Manager

Bill Allen MHA Robinson Ave

Hele MCFE MHA Johnson Carter Terrace

Patricia Dix 1 Breese Cir Apt B Breese Cir

Blank lined area for additional entries.