

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

Denham Springs Housing Authority  
Denham Springs, LA 70727

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Denham Springs Housing Authority

**PHA Number:** LA 101

**PHA Fiscal Year Beginning: (10/2002)**

### PHA Plan Contact Information:

Name: Fred L. Banks, Executive Director

Phone: (225) 664-3301

TDD:

Email (if available): fbanksdsh@bellsouth.net

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA – 600 Eugene Street, Post Office Box 910, Denham Springs, LA 70727
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA – 600 Eugene Street, Post Office Box 910, Denham Springs, LA 70727
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

A copy of this plan and supporting documents are available to agencies, institutions, organizations and political subdivisions, which may refer clients.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA – 600 Eugene Street, Post Office Box 910, Denham Springs, LA 70727
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

- Public Housing and Section 8     Section 8 Only     Public Housing Only

# Annual PHA Plan

## Fiscal Year 2002

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The PHA has chosen not to submit an Executive Summary.

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have no changes in policies discussed in last year's PHA Plan that are not covered in other sections of this Update.**

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$86,455.00

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

(If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Louisiana, Division of Administration, Office of Community Development, P. O. Box 94095, State Capitol Annex, Baton Rouge, LA 70804-9095

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)  
Reduction of vacancy rate, improve management, modernize public housing, deconcentrate poverty, ensure equal opportunity in housing.

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State has issued a Certification indicating that our Agency Plan is in compliance with the Consolidated Plan of the State of Louisiana. This Certification is on file at the PHA's Administrative Office.

### C. Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Our PHA has no significant amendments and deviation definitions from the 5 Year Plan.

#### A. Substantial Deviation from the 5-year Plan:

**Our PHA has no substantial deviations from the 5 Year Plan.**

#### B. Significant Amendment or Modification to the Annual Plan:

**Our PHA has no significant amendment or modification to the Annual Plan.**

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination



### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## ATTACHMENT B

### Annual Statement/Performance and Evaluation Report

#### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Denham Springs Housing Authority		Grant Type and Number Capital Fund Program: LA48P10150102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="checked" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	\$10,000.00				
4	1410 Administration	\$ 500.00				
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	\$ 8,100.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$10,000.00				
10	1460 Dwelling Structures	\$15,000.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$42,855.00				
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	\$86,455.00				
21	Amount of line 20 Related to LBP Activities					

## ATTACHMENT B

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Denham Springs Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: LA48P10150102 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <span style="margin-left: 200px;"><input type="checkbox"/> Reserve for Disasters/ Emergencies</span> <span style="margin-left: 20px;"><input type="checkbox"/> Revised Annual Statement (revision no:    )</span>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <span style="margin-left: 150px;"><input type="checkbox"/> Final Performance and Evaluation Report</span>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expense or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Denham Springs Housing Authority		Grant Type and Number Capital Fund Program #: LA48P10150102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements: Staff Training	1408	1	\$10,000.00				
	Administration: Advertise for A/E & Contractor	1410	2	\$500.00				
HA-Wide	Fees & Costs: Hire A/E to design documents, supervise bid and construction	1430	1	\$8,100.00				
LA - 101	Site Improvements: Fencing	1450	1	\$10,000.00				
LA- 101	Dwelling Structures: Carbon monoxide detectors @ \$10,000; smoke detectors & fire extinguishers @ \$5,000	1460	1	\$15,000.00				
HA-Wide	Non-Dwelling Structures: Upgrade management office @\$42,855	1470	1	\$42,855.00				
TOTAL				\$86,455.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Denham Springs Housing Authority	<b>Grant Type and Number</b> Capital Fund Program #: LA48P10150102 Capital Fund Program Replacement Housing Factor #:	<b>Federal FY of Grant:</b> 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	3/31/2004			9/30/2005			

## ATTACHMENT C

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name: Denham Springs Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: LA48P10150101 PHA FY: 10/2001	Work Statement for Year 3 FFY Grant: LA 48P10150102 PHA FY: 10/2002	Work Statement for Year 4 FFY Grant: LA48P10150103 PHA FY: 10/2003	Work Statement for Year 5 FFY Grant: LA48P10150104 PHA FY: 10/2004
HA Wide HA Wide LA 101	Annual Statement	Management Improvements @ \$10,000 Administration @ \$500 Fees & Costs @ \$8,100 Dwelling Structures @ \$69,104	Management Improvements @ \$10,000 Administration @ \$500 Fees @ \$8,100 Site Improvements @ \$10,000 Dwelling Structures @ \$15,000 Non-Dwelling Structures @ \$42,855	Management Improvements @ \$10,000 Administration @ \$500 Fees @ \$8,100 Dwelling Structures @ \$57,855 Dwelling Equipment @ \$10,000	Management Improvements @ \$10,000 Administration @ \$500 Fees @ \$8,100 Site Improvements @ \$15,000 Dwelling Structures @ \$37,855 Dwelling Equipment @ \$15,000
CFP Funds Listed for 5-year planning		\$87,704	\$86,455	\$86,455	\$86,455
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: LA48P10150101 PHA FY: 10/2001			Activities for Year: <u>3</u> FFY Grant: LA48P10150102 PHA FY: 10/2002		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	LA 101	Staff Training	\$10,000	LA 101	Staff training	\$10,000
<b>Annual</b>		Advertise for A/E & Contractor	\$500		Advertise for A/E & Contractor	\$500
Statement		Hire A/E	\$8,100		Hire Architect	\$8,100
		Cabinets	\$30,000		Fencing	\$10,000
		Windows	\$39,104		Carbon Monoxide detectors	\$10,000
					Smoke Detectors	\$2,500
					Fire Extinguishers	\$2,500
					Renovate Management Office	\$42,855
Total CFP Estimated Cost			\$87,704			\$86,455





## ATTACHMENT D

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Denham Springs Housing Authority	Grant Type and Number Capital Fund Program: LA48P10150101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement     
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no:   )

Performance and Evaluation Report for Period Ending: 3/31/02   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$10,000.00	\$10,000.00	\$ .00	\$ .00
4	1410 Administration	\$500.00	\$500.00	\$ .00	\$ .00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$8,100.00	\$8,100.00	\$ .00	\$ .00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$69,104.00	\$69,104.00	\$ .00	\$ .00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$87,704.00	\$87,704.00	\$ .00	\$ .00

## ATTACHMENT D

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Denham Springs Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: LA48P10150101 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2001	
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/02</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expense or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Denham Springs Housing Authority		Grant Type and Number Capital Fund Program #: LA48P10150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements: Staff Training	1408	1	\$10,000	\$10,000	\$0	\$0	
HA-Wide	Administration: Advertise for A/E & Contractor	1410	2	\$500	\$500	\$0	\$0	
HA-Wide	Fees & Costs: Hire A/E	1430	1	\$8,100	\$8,100	\$0	\$0	
LA 101	Dwelling Structures: Cabinets @ \$30,000; Windows @ \$39,104	1460	2	\$69,104	\$69,104	\$0	\$0	
TOTAL				\$87,704	\$87,704	\$0	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Denham Springs Housing Authority	<b>Grant Type and Number</b> Capital Fund Program #: LA48P10150101 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2001
--	---	---------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/2003			9/30/2004			

## ATTACHMENT E

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name: Denham Springs Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: LA48P10150100 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:     )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
4	1410 Administration	\$500.00	\$500.00	\$500.00	\$500.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$4,500.00	\$4,500.00	\$4,500.00	\$500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,800.00	\$4,800.00	\$.00	\$.00
10	1460 Dwelling Structures	\$50,987.00	\$50,987.00	\$50,987.00	\$34,500.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,000.00	\$10,000.00	\$.00	\$.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$200.00	\$200.00	\$.00	\$.00
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$85,987.00	\$85,987.00	\$70,987.00	\$50,500.00
21	Amount of line 20 Related to LBP Activities				

## ATTACHMENT E

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Denham Springs Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: LA48P10150100 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2000	
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/02</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expense or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Denham Springs Housing Authority		Grant Type and Number Capital Fund Program #: LA48P10150100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements: Staff Training	1408	1	\$15,000	\$15,000	\$15,000	\$15,000	
HA-Wide	Administration: Advertise for A/E & Contractor	1410	2	\$500	\$500	\$500	\$500	
HA-Wide	Fees & Costs: Hire A/E	1430	1	\$4,500	\$4,500	\$4,500	\$500	
LA 101	Site Improvements: Walks & Curbs	1450	1	\$4,800	\$0	\$0	\$0	
LA 101	Dwelling Structures: Plumbing @ \$20,000; Electrical @ \$30,987	1460	2	\$50,987	\$50,987	\$50,987	\$34,500	
HA-Wide	Non-Dwelling Equipment: Maintenance equipment	1475	1	\$10,000	\$10,000	\$0	\$0	
HA-Wide	Relocation Costs	1495	1	\$200	\$200	\$0	\$0	
<b>TOTAL</b>				<b>\$85,987</b>	<b>\$85,987</b>	<b>\$70,987</b>	<b>\$50,500</b>	





## PHA Public Housing Drug Elimination Program Plan

**NOT APPLICABLE**

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$** \_\_\_\_\_

**B. Eligibility type (Indicate with an “x”)**      **N1**\_\_\_\_\_ **N2**\_\_\_\_\_ **R**\_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**12 Months**\_\_\_\_\_ **18 Months**\_\_\_\_\_ **24 Months**\_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Grant Start Date</b>	<b>Grant Term End Date</b>
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FFY _____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	

9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 – Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

<b>9115 - Special Initiative</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

2.							
3.							

<b>9116 - Gun Buyback TA Match</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.									
----	--	--	--	--	--	--	--	--	--



**Required Attachment F**  
**Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:  
Jescenia Jones

B. How was the resident board member selected: (select one)?  
 Elected  
 Appointed

C. The term of appointment is (include the date term expires): 5 years - appointed  
August 2000 - term expires August 2004

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 2004

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): James DeLaune, Mayor, City of Denham Springs

## **Required Attachment G**

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. Jescenia Jones
2. Joyce Rheams
3. Madeline Chambers

## ATTACHMENT H

### Summary/Comments of Goals and Objectives

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

- PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will diligently keep abreast of any new vouchers which may become available through HUD and apply for additional vouchers to meet the continued demand for housing in our community.

**Year 1:**

**Progress Report:** As of this submission, the Denham Springs PHA is working to achieve this goal.

**Year 2:**

**Progress Report:** As of this submission, the Denham Springs PHA is working to achieve this goal.

Year 3:

Year 4:

Year 5:

- Reduce public housing vacancies to 2% and maintain a percentage which is equaled to 2% or lower than 2% by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will take affirmative steps to insure that units are turned around as quickly as possible. Under “normal” circumstances, we propose to implement a turn around period that would not exceed 16 days. Further, we will expeditiously as possible screen applicants to assure timely admission. Our implementation schedule is as follows:

Year 1: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.

Year 4: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

Year 5: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will continue its partnership with the City and other entities and acquire existing properties either through “eminent domain” or “purchase for \$1.00” concepts and renovate these properties.

Year 1:

**Progress Report:** As of this submission, the Denham Springs PHA is working with the City to acquire or build additional units.

Year 2:

**Progress Report:** As of this submission, the Denham Springs PHA is working with the City to acquire or build additional units.

Year 3:

Year 4:

Year 5:

- Other (list below)

- PHA Goal: Improve the quality of assisted housing Objectives:

- Improve public housing management: (PHAS score) by maintaining a score between 95 and 99.5 by 09/30/04. The Denham Springs PHA has a current PHAS score of 84. To accomplish this objective, the Denham Springs Housing Authority will strictly enforce all policies governing management and maintenance including assuring timely unit turn around and reduce the number of vacancies, assure timely inspections of dwelling units and systems, assure timely response to work orders, assure timely response to resident requested services which will increase customer satisfaction, and assure sound financial management. We proposes our target scores to be as follows:

Baseline (current score): 84

Year 1: Achieve a score of 87.1

**Progress Report:** As of this submission, the Denham Springs PHA has a PHAS score of 95.5 with a management score of 100.

Year 2: Achieve a score of 90.2

**Progress Report:** As of this submission, the Denham Springs PHA’s PHAS Score is: 98

Physical: 29 out of 30

Financial: 29 out of 30

Management: 30 out of 30

Year 3: Achieve a score of 93.3

Year 4: Achieve a score of 96.4

Year 5: Achieve a score of 99.5



Improve voucher management: (SEMAP score)



Increase customer satisfaction to 100% of program participants by improving response time to requests for services by 09/30/04: To accomplish this objective the Denham Springs Housing Authority will emphasize customer satisfaction as a top priority. Response time will be improved in areas of work orders for routine, non-routine and emergency calls, application taking, resident requested services, and PHA generated services. Our implementation schedule is proposed as follows:

Year 1: Achieve 80% customer satisfaction.

**Progress Report:** As of this submission, the Denham Springs PHA has met this goal.

Year 2: Achieve 85% customer satisfaction.

**Progress Report:** As of this submission, the Denham Springs PHA has met this goal.

Year 3: Achieve 90% customer satisfaction.

Year 4: Achieve 95% customer satisfaction.

Year 5: Achieve 100% customer satisfaction.



Concentrate on efforts to improve specific management functions by 09/30/04: To accomplish this objective the Denham Springs Housing Authority will assure that staff is adequately trained and possess the necessary skills to perform effectively and efficiently. Such management areas as financial management, Admissions and Continued Occupancy, unit inspections, voucher management, and maintenance service delivery will be scheduled on a regular basis to assure continued quality of services. Our implementation schedule is as follows:

Year 1: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** As of this submission, the Denham Springs PHA has achieved this goal.

Year 2: Attend at least 4 training sessions rotating staff attendance.

**Progress Report: :** As of this submission, the Denham Springs PHA has achieved this goal.

Year 3: Attend at least 4 training sessions rotating staff attendance.

Year 4: Attend at least 4 training sessions rotating staff attendance.

Year 5: Attend at least 4 training sessions rotating staff attendance.

- Renovate or modernize public housing by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority had a comprehensive needs assessment conducted which revealed that although much of our public housing has been renovated, there are still items which need improvements. Therefore, we propose the following: Install landscaping, build a bus shelter, purchase play equipment, install perimeter fencing, install clotheslines, install carbon monoxide detectors, upgrade smoke detectors and fire extinguishers, install peep holes at entry doors, correct curb problems at side walks, provide top soil for erosion, paint units, install new counter tops, install vinyl tile flooring, purchase ranges and refrigerators, replace windows and screens, replace doors and locks, replace light fixtures, purchase lawn mover and weed eater, purchase riding mower, upgrade computers and software, install new filing system, renovate kitchen at management office, purchase maintenance truck, purchase power ventilator, install security lighting and cameras.  
Year 1: Provide modernization work at LA 101  
**Progress Report:** As of this submission, the Denham Springs PHA has accomplished some of the items in the 2000 FY program.

Year 2: Provide modernization work at LA 101.

**Progress Report:** As of this submission, the Denham Springs PHA has not begun this goal.

Year 3: Provide modernization work at LA 101.

Year 4: Provide modernization work at LA 101.

Year 5: Provide modernization work at LA 101.

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling to 100% participating families by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority proposes to counsel all families on the waiting list and all families in possession of both Low Rent and Section 8 Programs. This will be implemented as follows:  
Year 1: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession  
**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

Year 4: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

Year 5: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

Conduct outreach efforts to at least 25 potential voucher landlords by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will implement the following:

Year 1: Conduct outreach to at least 5 potential landlords.

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Conduct outreach to at least 5 potential landlords.

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3: Conduct outreach to at least 5 potential landlords

Year 4: Conduct outreach to at least 5 potential landlords

Year 5: Conduct outreach to at least 5 potential landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs by providing homeownership counseling to at least 100% of families in possession by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will link with a non-profit organization providing home ownership counseling to families. Topics will include but will not be limited to:

1. Preparing for home ownership - advantages versus disadvantages, affordability, examining credit reports
2. Shopping for a home - deciding new versus old, finding the right house, negotiating the purchase, submitting the offer, terms of the contract, conducting an appraisal, home inspection
3. Obtaining a mortgage - shopping for a loan, the mortgage checklist, applying for a loan, loan processing
4. Loan closing - preparing for closing, the actual closing documents
5. Life as a home owner - settling in, maintenance, financial management, tax planning, home equity, re-financing, pre-paying the mortgage

We propose to implement as follows:

Year 1: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the Denham springs PHA has accomplished this goal.

Year 3: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

Year 4: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

Year 5: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing at least 10 higher income public housing households into lower income developments by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower/extremely-low income families in higher-income properties. Based on analysis, the Denham Springs Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Denham Springs Housing Authority intends to increase the number of working families over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is as follows:  
Year 1: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

**Progress Report:** As of this submission, the Denham Springs PHA is exempt from this goal.



Year 2: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

**Progress Report:** As of this submission, the Denham Springs PHA is exempt from this goal.

Year 3: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

Year 4: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

Year 5: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

- Implement measures to promote income mixing in public housing by assuring access for at least 10 lower income families into higher income developments by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower-income families in higher-income properties. Based on analysis, the Denham Springs Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Denham Springs Housing Authority intends to increase the number of working families to at least 15 over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is same as above.

Year 1:

**Progress Report:** As of this submission, the Denham Springs PHA is exempt from this goal.

Year 2:

**Progress Report:** As of this submission, the Denham Springs PHA is exempt from this goal.

Year 3:

Year 4:

Year 5:

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families by at least 10 by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will take affirmative measures to assist those interested in working the opportunity to work. A combination of incentives will be implemented including ceiling rents, working preferences, improved collaboration with business partners in our community. We will identify and utilize resources to assist residents seek and obtain meaningful employment. Once employed, we will treat their income in compliance with section 12(d) of the U.S. Housing Act. Our implementation is as follows:

Year 1: Assist at least 2 residents to become employed

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Assist an additional 2 residents to become employed

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3: Assist an additional 2 residents to become employed

Year 4: Assist an additional 2 residents to become employed

Year 5: Assist an additional 2 residents to become employed

Provide or attract supportive services to at least 10 assisted families to improve assistance recipients' employability by 09/30/04: To accomplish this objective, the Denham Springs Housing Authority will take affirmative measures to attract supportive services for those interested in employability. We will link with transportation providers, day care providers, health care providers, and social services agencies in an effort to provide the needed supportive services for job maintenance. Our implementation schedule is as follows:

Year 1: Assist at least 2 residents to acquire supportive services

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Assist an additional 2 residents to acquire supportive services

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

- Year 3: Assist an additional 2 residents to acquire supportive services
- Year 4: Assist an additional 2 residents to acquire supportive services
- Year 5: Assist an additional 2 residents to acquire supportive services
- Provide or attract supportive services to increase independence for at least 10 elderly families and/or families with disabilities by 09/30/04. To accomplish this objective, the Denham Springs Housing Authority will take affirmative measures to attract supportive services for the elderly and those with disabilities. We will link with transportation providers, meals programs, health care providers, and social services agencies in an effort to provide the needed supportive services. Our implementation schedule is as follows:
  - Year 1: Assist at least 2 residents to acquire supportive services
  - Progress Report:** As of this of submission, the Denham Springs PHA has accomplished this goal.
  - Year 2: Assist an additional 2 residents to acquire supportive services
  - Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.
  - Year 3: Assist an additional 2 residents to acquire supportive services
  - Year 4: Assist an additional 2 residents to acquire supportive services
  - Year 5: Assist an additional 2 residents to acquire supportive services
  - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability for 100% of families in possession and 100% of families on the waiting list by 06/30/04: To accomplish this objective, the Denham Springs Housing Authority will implement the following:
    - Post in conspicuous places such as bulletin boards, churches, grocery stores, department stores, civic and other organizations, aspects of equal opportunity and fair housing as provided by the Denham Springs PHA, distribute flyers about fair housing provided by our PHA, provide copies of fair housing literature to persons on the waiting list as well as those in possession, provide counseling to landlords about fair housing. Our implementation schedule is as follows:
      - Year 1: Distribute at least 50 flyers regarding fair housing
      - Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 2: Distribute at least 50 flyers regarding fair housing

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3: Distribute at least 50 flyers regarding fair housing

Year 4: Distribute at least 50 flyers regarding fair housing

Year 5: Distribute at least 50 flyers regarding fair housing

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability :

Undertake affirmative measures to ensure accessible housing to 100% of persons with all varieties of disabilities regardless of unit size required by 06/30/04: To accomplish this objective the Denham Springs Housing Authority will take affirmative steps to assure that persons with disabilities have access to housing. This will be accomplished by assuring that a minimum of 5% of our low rent units are in compliance with Section 504 of the American Disabilities Act, that where possible, units are equipped with devices for the visually and hearing impaired, and insuring that the office is equipped for accessibility, and pathways to the office provide a direct path for easy access.

Year 1:

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 1:

**Progress Report:** As of this submission, the Denham Springs PHA has accomplished this goal.

Year 3:

Year 4:

Year 5:

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

# ATTACHMENT I

## Component 3, (6) Deconcentration and Income Mixing

- a. Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to next question.
- b. Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this question is complete.

If yes, list these developments as follows:

### **Deconcentration Policy for Covered Developments**

Development Name:	Number of Units	Explanation (if any)/ see step 4 at §903.2©(1)(iv)/	Deconcentration policy (if no explanation)/ see step 5 at §903.2©(1)(v)/

**ATTACHMENT J**  
**COMPONENT 10 (b) Voluntary Conversion Initial Assessments**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?

The Denham Springs Housing Authority has 1 development which is subject to the Initial Assessments.

- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments are not general occupancy projects)?

The Denham Springs Housing Authority has no development not subject to the Required Initial Assessments.

- c. How many Assessments were conducted for the PHA’s covered developments?

The Denham Springs Housing Authority conducted 1 assessment for the 1 covered development.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None of the PHA developments are considered appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessment, describe the status of these assessments.

The Denham Springs Housing Authority has completed the Required Initial Assessments.