

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

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STREAMLINED ANNUAL PLAN
PHA FISCAL YEAR 2005

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Streamlined Five-Year PHA Plan Agency Identification

PHA Name: LAKE CHARLES HOUSING AUTHORITY

PHA Number: LA004

PHA Fiscal Year Beginning: (2005)

PHA Programs Administered

Public Housing and Section 8

Number of public housing units: 833

Number of S8 units: 1200

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

Public Access to Information

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

- X Main administrative office of the PHA
- X PHA development management offices
- X PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- X Main administrative office of the PHA
- X PHA development management offices

- X PHA local offices
- X Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- X PHA website
- Other (list below)

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

- X Main business office of the PHA
- X PHA development management offices
- Other (list below)

A. 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. (select one of the choices below)

- X The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: **Providing safe, decent, affordable housing to low income families**

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

**LAKE CHARLES HOUSING AUTHORITY
GOALS AND OBJECTIVES**

THROUGH THE 2005 PUBLIC HOUSING AUTHORITY PLAN

A. Providing decent, safe and affordable housing in our Developments.

- B. Ensuring equal opportunity in housing for everyone.**
- C. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.**
- D. Improving community quality of life and economic vitality.**
- E. Increase resident participation through our Resident Advisory Council.**
- F. To provide timely response to residents request for maintenance problems.**
- G. To have a 10-day turnover time on vacated units.**
- H. To continue to enforce our “One Strike” policies for residents and applicants.**
- I. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.**
- X PHA Goal: Expand the supply of assisted housing
Objectives:
 - X Apply for additional rental vouchers:
 - X Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - X Acquire or build units or developments
 - Other (list below)
- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score) **To continue our high performer status.** 2004 score is 92
 - X Improve voucher management: (SEMAP score) Strive to attain a higher SEMAP Score of 82
 - X Increase customer satisfaction:
 - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - X Renovate or modernize public housing units: This is on-going in our PHA
 - X Demolish or dispose of obsolete public housing:
 - X Provide replacement public housing:
 - X Provide replacement vouchers:
 - Other: (list below)
- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling:

- X Conduct outreach efforts to potential voucher landlords
- X Increase voucher payment standards
- X Implement voucher homeownership program:
- X Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- X Convert public housing to vouchers:
- Other: (list below)

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

- X PHA Goal: Provide an improved living environment
- Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

**DECONCENTRATE POVERTY
AND
PROMOTE INTEGRATION IN PUBLIC HOUSING**

IT IS THE LAKE CHARLES HOUSING AUTHORITY’S POLICY TO ENSURE THAT ALL RESIDENTS ARE AFFORDED HOUSING BASED ON THEIR INCOME TO ENSURE THAT ALL DEVELOPMENTS HAVE MIXED INCOME FAMILIES. TO ACHIEVE THIS GOAL, THE HOUSING AUTHORITY’S POLICY IS STATED AS FOLLOWS:

“APPLICATION SELECTION WILL BE BASED ON INCOME TARGETING OF ELIGIBLE FAMILIES WHERE EITHER HIGHER OR LOWER INCOME FAMILIES ARE NEEDED AS REQUIRED. OCCUPANCY OF NOT LESS THAT 40% OF 833 TOTAL UNITS SHALL BE OCCUPIED BY FAMILIES WHOSE INCOME AT THE TIME OF MOVE-IN DOES NOT EXCEED OCCUPIED BY FAMILIES WHOSE INCOME AT THE TIME OF MOVE-IN DOES NOT EXCEED 30% OF CALCASIEU PARISH MEDIAN INCOME AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. OCCUPANCY OF 60% OF THE 833 UNITS SHALL EXCEED THE AREAS MEDIAN INCOME. THE LAKE CHARLES HOUSING AUTHORITY WILL UTILIZE LOCAL PREFERENCES TO ENSURE THAT FAMILIES ARE HOUSED IN CONJUNCTION WITH THE PUBLISHED POLICIES.

TO FURTHER ENSURE THAT THIS GOAL IS MET THE LAKE CHARLES HOUSING AUTHORITY WILL ADVERTISE IN THE LOCAL MEDIA UTILIZING ALL LOCAL RADIO STATIONS AND THE LOCAL AMERICAN PRESS AND THE LAKE CHARLES HOUSING AUTHORITY BULLETIN, AS WELL AS OFFERING RENT INCENTIVES TO APPLICANTS AT THE TIME OF APPLICATION.

- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Implement public housing security improvements:
- X Designate developments or buildings for particular resident groups (elderly,

- persons with disabilities)
- X Other: (list below)

With the help of our Resident Advisory Council (RAC) our residents are participating more in community activities and therefore an evident improvement of the quality of life and economic vitality is seen.

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

It is the Lake Charles Housing Authority's objective to guarantee Family Self-Sufficiency in both the Section 8 Program and the Low Rent Program. All families living in Public Housing have the opportunity to participate in the FSS Program. An outreach program is in place to encourage participation in the program. There are many additional supportive services which are provided by both private and public resources to FSS families:

- a. Job readiness
- b. Job search assistance
- c. Counseling on how and where to look for employment
- d. On the job training

- e. Follow-up assistance after job placement
- f. Referrals

Streamlined Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- X 1. Housing Needs
- X 2. Financial Resources
- X 3. Policies on Eligibility, Selection and Admissions
- X 4. Rent Determination Policies
- X 5. Capital Improvements Needs
- X 6. Demolition and Disposition
- X 7. Homeownership
- X 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- X 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- X 10. Project-Based Voucher Program (or Moderate Re-hab Program)
- X 11. Supporting Documents Available for Review
- X 12. FY 2003 Capital Fund Program and Capital Fund Program Replacement Housing

- Factor, Annual Statement/Performance and Evaluation Report
- X 13. Capital Fund Program 5-Year Action Plan
14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
For SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Barbara Kennedy

From: wayne_eddins@hud.gov
Sent: Tuesday, April 05, 2005 9:23 AM
To: Sacchi, Robert
Cc: bjk@lcha-housing.org; dennis_l._vearrier@hud.gov
Subject: [Norton AntiSpam] RE: Certification of a Drug Free Work Place

re: HUD-2992 - Certification Regarding Debarment and Suspension

HUD-50070 - Certification for Drug- Free Workplace

The forms were cancelled because, in accordance with the revised "Government wide Debarment and Suspension, and Requirements for Drug-Free Workplace" Final Rule issued in the Federal Register on 11/26/03 (66592), certification is no longer required for drug free nor debarment and suspension

The forms were used to obtain pre-award certification of compliance from applicants. Therefore, there would be no need to amend the grant agreement if they signed the certifications.

The change OMB imposed removed the requirement to obtain pre-award certifications for drug free and debarment and suspension, but it did not remove the requirement for compliance. Therefore, I do not believe you would need to revise your agreements because the recipients still must comply during their grant performance.

"Sacchi, Robert" <RSacchi@aspensys.com>

"Sacchi, Robert" To: <bjk@lcha-housing.org>,
<RSacchi@aspensys.com> <Wayne_Eddins@hud.gov>
cc:
04/05/2005 10:14 AM Subject: RE: Certification of a Drug Free Work Place

Certification for a Drug-Free Workplace (Cancelled)

Form Number: HUD-50070

For further information contact Wayne_Eddins@hud.gov
Our telephone number is (301) 519-5395.

-----Original Message-----

From: Barbara Kennedy [<mailto:bjk@lcha-housing.org>]
Sent: Monday, April 04, 2005 11:04 AM

4/5/2005

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

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-L.L.L., 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 <i>S. Benjamin Taylor, Jr.</i>	Title <i>Executive Director</i>
Signature <i>[Handwritten Signature]</i>	Date (mm/dd/yyyy) <i>May 19, 2005</i>

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input 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 type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: _____			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
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 bar above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: <u>S. Benjamin Taylor, Jr.</u> Title: <u>Executive Director</u> Telephone No.: <u>(337) 439 4189</u> Date: <u>5/19/05</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**Standard PHA Plan
PHA Certifications of Compliance**

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

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

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 PHA streamlined Annual Plan for PHA fiscal year beginning 2004, 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 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.
4. 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.
5. The PHA 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.
6. 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.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

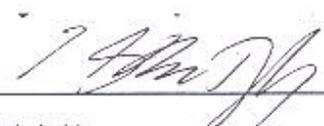
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. 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.
21. 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.

LAKE CHARLES HOUSING AUTHORITY
PHA Name

LA004
PHA Number

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 2004 - 2009, including Annual Plan for FY 2005

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
S. BENJAMIN TAYLOR, JR	EXECUTIVE DIRECTOR
Signature	Date
	June 23, 2005
Previous edition is obsolete	

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Lake Charles Housing Authority being a medium sized authority managing 835 Low Rent Public Housing Units at 11 scattered sites, approximately 1600 Voucher Units, 198 Section 123 Units at an Elderly High Rise, Chateau du Lac; and 123 Units owned and managed by the LCHA under Section 8 Guidelines is also a High Performer. We just recently took over the management of 20 Handicapped Units of Section 211; located in South Lake Charles. We are located in Lake Charles, Calcasieu Parish, Louisiana, area code of 70601. The LCHA through its Mission Statement insures all residents the opportunity to access resources for improving their quality of life in a safe, decent, affordable , drug free place to live and realize their potential. We also have in place for our residents the opportunity to participate in the Family Self Sufficiency Program. We offer on-going training and adult education for our residents as well as our employees. Our Management staff has training in people skills, work Order management and inspections for our Maintenance personnel and related development skills for all other administrative personnel. Our Deconcentration Policy is in places and succeeding to ensure deconcentration of poverty and promoting integration in Public Housing. The LCHA has a Resident Advisory Council that is a valuable asset to the administration of the Authority. The LCHA has in place a new Home Ownership Program which is being promoted successfully within the city limits of the City of Lake Charles. We have successfully achieved all goals set for the past five years and are determined to be just as successful in the next five years

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	739		
Extremely low income <=30% AMI	75		
Very low income (>30% but <=50% AMI)	175		
Low income (>50% but <80% AMI)	582		
Families with children	614		

Housing Needs of Families on the PHA's Waiting Lists			
Elderly families	12		
Families with Disabilities	110		
Race/ethnicity 1	130	caucasian	
Race/ethnicity 2	606	black	
Race/ethnicity 3	2	asian	
Race/ethnicity 4	1	Native	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	42		2
2 BR	115		56
3 BR	60		84
4 BR	9		89
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Lake Charles Housing Authority is experiencing many off line Units due to modernization through the Capital Fund Program. However, we will continue to move our applicants towards housing with a three day turn-around whenever possible. On many occasions the turn-around time has exceeded our goal but we strive to keep the time down to three days.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

There is a definite need for more affordable housing Units in the Lake Charles area.

Budget restraints are a large problem in acquiring such units.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units

- X Seek replacement of public housing units lost to the inventory through mixed finance development
- X Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other: (list below) **The LCHA has three Developments specific to elderly and disabled.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- X Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

The need for public housing/section 8 units has tripled since Hurricanes Katrina and Rita

The Lake Charles Housing Authority is researching the possibility of modular housing units set on property the LCHA will purchase.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	\$1,356,708	
b) Public Housing Capital Fund	\$4,315,921	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,840,455	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
LA48P004-501-03	200,000.00	
LA48P004-502-03 (Bonus)	200,000.00	
3. Public Housing Dwelling Rental Income	\$1,221,911	
4. Other income (list below)	37,280	
4. Non-federal sources (list below)		
Total resources	\$15,175,272	

3/30/05 6 months prior to
 FYE 9/30/05

3/30/2005					
VOICE RESPONSE NUMBER	GRANT NUMBER	OBILIGATED	EXPENDED	BUDGET	
93 COMP	LA48P004-702-93	Closed 12/17/96	1,561,458.00	HUD Approved	
94 COMP	LA48P004-703-94	Closed 12/19/97	1,683,104.00	HUD Approved	
95 COMP	LA48P004-704-95	Closed 5/24/00	1,568,931.00	HUD Approved	
96 COMP	LA48P004-705-96	Closed 5/24/00	1,299,197.00	HUD Approved	
97 COMP	LA48P004-706-97	Closed 3/23/01	1,272,093.00	HUD Approved	
98 COMP	LA48P004-707-98	Closed 9/3/02	1,359,338.00	HUD Approved	
99 COMP	LA48P004-708-99	Closed 6/19/03	1,499,314.00	HUD Approved	
00 Capital Fund	LA48P004-501-00	Closed 6/8/2004	1,546,849.00	HUD Approved	
01 Capital Fund	LA48P004-501-01	Closed 8/4/2005	1,578,162.00	HUD Approved	
02 Capital Fund	LA48P004-501-02	1,461,917.00	822,592.00	1,461,917.00	
03 Capital Fund	LA48P004-501-03	200,000.00	71,983.00	1,229,745.00	
03 Capital Fund 2ND ADD	LA48P004-502-03	200,000.00	130,386.00	245,084.00	
04 Capital Fund	LA48P004-501-04	250,000.00	171,975.00	1,424,175.00	
		2,111,917.00		4,360,921.00	

Total Budget 4,360,921 minus obligated -2,111,917 = unobligated 2,249,004

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HOUSING AUTHORITY CITY OF LAKE CHARLES
Statement of Income and Expenses

Project # 1 - Gloria Guillory
LA 4-1, 2, 6, 10 - 319 UNITS

LOW RENT	FYE 9-30-03	FYE 9-30-04
Dwelling Rental	454,974.00	477,737.00
<i>Total Rent Income</i>	454,974.00	477,737.00
Operating Income		
Other Income	487.00	585.00
<i>Total Operating Income</i>	487.00	585.00
TOTAL OPERATING RECEIPTS	455,461.00	478,322.00
EXPENSES		
Utilities		
Water	61,921.99	63,513.34
Electricity	22,411.54	25,727.64
Gas	29,698.31	31,624.53
<i>Total Utilities</i>	114,031.84	120,865.51
Ordinary Maintenance		
Labor	166,373.59	128,057.79
Materials	24,193.76	37,680.98
Contract Costs	66,822.99	65,487.17
<i>Total Ordinary Maintenance</i>	257,390.34	231,225.94
General Expenses		
Employee Benefit Contrib	8,529.31	8,078.66
<i>Total General Expenses</i>	8,529.31	8,078.66
TOTAL ROUTINE EXPENSES	379,951.49	360,170.11
NET	75,509.51	118,151.89

Project based accounting #1

HOUSING AUTHORITY CITY OF LAKE CHARLES

Statement of Income and Expenses

Project # 2 - Vesta Jones

LA 4-3, 3A, 4 - 226 UNITS

LOW RENT	FYE 9-30-03	FYE 9-30-04
Dwelling Rental	261,781.00	248,320.00
<i>Total Rent Income</i>	<u>261,781.00</u>	<u>248,320.00</u>
Operating Income		
Other Income	806.00	410.00
<i>Total Operating Income</i>	<u>806.00</u>	<u>410.00</u>
TOTAL OPERATING RECEIPTS	<u>262,587.00</u>	<u>248,730.00</u>
EXPENSES		
Utilities		
Water	38,628.73	39,597.24
Electricity	14,362.72	15,583.42
Gas	5,423.52	1,799.66
<i>Total Utilities</i>	<u>58,414.97</u>	<u>56,980.32</u>
Ordinary Maintenance		
Labor	119,261.55	121,392.72
Materials	21,728.66	24,211.62
Contract Costs	45,539.02	30,963.07
<i>Total Ordinary Maintenance</i>	<u>186,529.23</u>	<u>176,567.41</u>
General Expenses		
Employee Benefit Contrib	10,150.88	10,476.63
<i>Total General Expenses</i>	<u>10,150.88</u>	<u>10,476.63</u>
TOTAL ROUTINE EXPENSES	<u>255,095.08</u>	<u>244,024.36</u>
NET	7,491.92	4,705.64

Project based accounting #2

HOUSING AUTHORITY CITY OF LAKE CHARLES

Statement of Income and Expenses

Project # 3 - Audrey Edwards
LA 4-5, 8, 9, 13 - 290 UNITS

LOW RENT	FYE 9-30-03	FYE 9-30-04
Dwelling Rental	439,632.00	455,311.00
<i>Total Rent Income</i>	<u>439,632.00</u>	<u>455,311.00</u>
Operating Income		
Other Income	168.00	335.00
<i>Total Operating Income</i>	<u>168.00</u>	<u>335.00</u>
TOTAL OPERATING RECEIPTS	<u><u>439,800.00</u></u>	<u><u>455,646.00</u></u>
EXPENSES		
Utilities		
Water	68,074.07	83,020.25
Electricity	23,106.09	22,628.28
Gas	2,438.04	2,117.25
<i>Total Utilities</i>	<u>93,618.20</u>	<u>107,765.78</u>
Ordinary Maintenance		
Labor	143,128.66	144,281.60
Materials	63,146.91	56,045.76
Contract Costs	57,182.10	38,614.12
<i>Total Ordinary Maintenance</i>	<u>263,457.67</u>	<u>238,941.48</u>
General Expenses		
Employee Benefit Contrib	10,357.67	10,728.93
<i>Total General Expenses</i>	<u>10,357.67</u>	<u>10,728.93</u>
TOTAL ROUTINE EXPENSES	<u><u>367,433.54</u></u>	<u><u>357,436.19</u></u>
NET	72,366.46	98,209.81

Project based accounting *0

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

POLICIES AND PROCEDURES IN PLACE FOR THE LAKE CHARLES HOUSING AUTHORITY OCTOBER 28, 2004

ADMISSION AND CONTINUED OCCUPANCY POLICIES (ACOP)

EQUAL HOUSING OPPORTUNITY REQUIREMENTS

BAN/DEBARRED (NON-RESIDENTS)

BUDGETS, REVISION AND FINANCIAL REPORTING POLICY

CAPITALIZATION POLICY

CODE OF ETHICS

COMMUNICATIONS POLICY (TELEPHONE, CELL, INTERNET)

COMMUNITY SERVICE POLICY

CONFIDENTIALITY OF CLIENT INFORMATION

CREDIT CARD POLICY

DISBURSEMENT POLICY

DISPOSITION/CHECK SIGNING POLICY

DRUG/SUBSTANCE ABUSE POLICY

EQUAL EMPLOYMENT POLICY (CIVIL SERVICE)

GRIEVANCE

INCOME INTEGRITY (PIH 2004-1)

INVENTORY POLICY

INVESTMENT POLICY

MINIMUM RENT/HARDSHIP

NON-DISCRIMINATION/FAIR HOUSING COMPLIANCE

PERSONNEL POLICY

PET POLICY

PROCUREMENT POLICY

RECORD RETENTION SCHEDULE

RENT COLLECTION/COLLECTION LOSS/WRITE OFF POLICIES

SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

FAMILY SELF-SUFFICIENCY PROGRAM

TRAVEL POLICY

Vehicle Policy (PHA Owned)

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

X When families are within a certain number of being offered a unit: **At the time the applicants name comes to the top of the list.**

X When families are within a certain time of being offered a unit: **Date and time listed on application is foremost.**

X Other: (describe) **When more than one vacancy is available and finding a tenant is taking more time than it should, we will verify eligibility on at least 4 applicants in case we need them. By Time and date on Application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

X Criminal or Drug -related activity

X Rental history

X Housekeeping

X Other (describe) Fraud

c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Per your request: Copy of Application showing date and time of application

IN CASE OF EMERGENCY NOTIFY: NAME _____ PHONE # _____

ADDRESS _____ RELATION _____

1. Have you or anyone in your household ever been arrested or convicted of drug related or violent criminal activity? _____
2. Have you ever been evicted or refused housing elsewhere? _____
3. Have you ever lived in substandard housing? _____ Where? _____

PRIVACY ACT STATEMENT: The information on this form is being collected by the PHA to determine an applicant's eligibility, to recommend units, and the amount of rent by tenant(s). It will be used to provide the bidders managing the programs covered by this form, for protect the Government's financial interest and for verifying the accuracy of the information furnished. It may be released to appropriate Federal, State and local agencies when relevant, to civil, criminal or regulatory investigators or prosecutors. It is mandatory to provide Social Security number. However, failure to provide any other information may result in a delay or rejection of your eligibility approval. The Department is authorized to ask for this information by the U.S. Housing Act of 1957, as amended, 42 USC, 1414 as well as The Housing and Community Development Amendments of 1981, P.D. 97-55, 95 Stat., 348, 405. TENANT(S) STATEMENT: I/We certify that the statements listed above are true & complete to the best of my/our knowledge and belief. I/We understand that false statements or information are punishable under Federal Law.

Signature of Applicant _____

Spouse _____ Signature of Interviewer _____

OFFICE ONLY - COMMENTS ROOM _____ PRELIMINANCE _____ ORIGINAL DATE _____

(date & Time)

LCP 101

TOTAL _____

Page 2 of Application

HOUSING AUTHORITY of the city of LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

LOW INCOME PUBLIC HOUSING AND SECTION 8 PROGRAMS

General Information

1. The Housing Authority of Lake Charles oversees (2) two rental assistance programs: Low Income Public Housing and Section 8. In partnership with the U.S. Department of Housing and Urban Development (HUD); both programs are designed to provide decent, safe and sanitary housing assistance for very low to moderate income families.
2. The applicants will be placed on the waiting list in order of date and time applied. Selection will be made on a first come first-serve basis.
3. Applicants will receive written notification at the time of the initial interview regarding eligibility.
4. Applicants wishing to remain on the waiting list must provide the Application Department of any and all change in family composition, income, etc. There will be scheduled updates to maintain an accurate listing of eligible applicants. Failure to keep scheduled appointments, giving false or incomplete information and not keeping the Application Department notified of changes in either telephone or address could result in your name being removed from the waiting list.
5. If you are found ineligible for Low Income Public Housing or Section 8 and believe that you have been discriminated against; you may request a review of the matter in accordance with the Fair Housing Ordinance of the City of Lake Charles. You should do so by writing to Mr. Ben Taylor, Executive Director, c/o Application Department at 800 Bill Street, Lake Charles, La. 70601.

02/02

B. How the Program Works - Public Housing

1. When your name comes up on the waiting list for Public Housing, the Application Department will make contact with you either by telephone or mail. You will be notified when to come in for an interview.
2. Family composition, income and criminal background check must be verified during that interview for housing assistance.
3. The Application Department will determine your eligibility and will be able to assist you in finding the appropriate size unit for your family.
4. A walkthrough inspection is done with the family and a housing agency representative to ensure that the unit is decent, safe and sanitary and ready to be occupied.
5. A housing agency representative will then explain all HUD rules and regulations and a lease is signed by the family. The family's rent is calculated by HUD's formula using 30% of their adjusted gross income.
6. Each family must be re-certified yearly with regard to family composition and income. The family must report all changes in family composition and income directly to the Housing Manager on site. Failure to report all changes will be grounds for termination from the program.

B. How the Program Works - Section 8

1. When your name comes up on the waiting list for Section 8 a caseworker will make contact with you by mail and notify you of an upcoming interview.
2. Family composition, income and criminal background check must be verified during that interview for housing assistance.
3. The caseworker will determine eligibility and will issue Certificate or Voucher that will allow you to search for housing. To assist you in your search, a list of available units is made ready upon request.
4. You will select a place to live, and make initial contact with the owner. Your caseworker will then schedule an inspection and the inspector will determine rent reasonableness. **THE SECTION 8 OFFICE CANNOT MAKE A LANDLORD RENT ANYONE THAT HE/SHE DOESN'T WANT TO RENT TO.**
5. Your caseworker will schedule an appointment for both you and the landlord, to come into the office. Your caseworker will explain all HUD rules and regulations, a lease agreement is signed by the family and landlord and a contract is signed by the housing representative and landlord. The family rent is calculated by HUD's formula using 30% of the adjusted gross income.
6. Each family must be re-certified yearly with regard to family composition and income. The family must report all changes in family composition and income directly to the caseworker. Failure to report all changes will be grounds for termination from the program.

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office

X Other (list below) We have done quite well with our combined waiting list at the Lake Charles Housing Authority Applications Department at our Central Offices

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **The Lake Charles Housing Authority has no plans for site-based waiting lists.**
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? **2**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- X Two

(Depending on reason/causes for turning down a Unit and length of time already on the waiting list.

b. X Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- X Emergencies
- X Over-housed
- X Under-housed
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes X No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

X Date and Time

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 1
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
Extreme Emergency such as natural disasters and fire.

4. Relationship of preferences to income targeting requirements:
The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X Other source **RESIDENTS HANDBOOK**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes X 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 the 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 section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
RENTAL RECORD, HOUSEKEEPING, FRAUD
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)
RENTAL HISTORY
HOUSEKEEPING
FRAUD

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

When applying it is stated whether they want Section 8, Public Housing or Either. When a vacancy becomes available in Public Housing, the next name on the list is considered if they have stated on the application that they wanted Public Housing. Those applicants who state Either are housed more frequently than those wanting a Section 8 Voucher. Those applicants desiring Section 8 only have a longer waiting period.

Public Housing (01), Section 8 (02), Either (01-02)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

X PHA main administrative office applications department

Other (list below)

(3) Search Time

a. YesX No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

Our Board of Commissioners have discussed this at length and decided that sixty days is plenty of time to find a Unit. The Waiting List demands that priorities be set and the Board feels that sixty days in most instances is enough. Extenuating circumstances will always be put into play if necessary.

(4) Admissions Preferences

a. Income targeting

YesX No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

X Date and Time

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, accessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans’ families
Residents who live and/or work in your jurisdiction (City of Lake Charles)
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

1 Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) **Our jurisdiction is the City Limits of the city of Lake Charles**

X This preference has previously been reviewed and approved by HUD
The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

X The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income

targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

SECTION 10: DWELLING LEASE AGREEMENT

The monthly rental shall be redetermined as follows: (1) Once each year at the anniversary date of this lease; (2) whenever there is a change in family income or family composition and a request by either the Landlord or the Tenant for a special redetermination has been made in writing. Tenant agrees at the time of any redetermination to submit to Landlord at the Development Office a written report reflecting the total income of tenant and family members residing with him, the net assets of the family and family members residing with him the number, names and ages of members of his family residing with him and to furnish such other information and certifications regarding family composition and income as may be required by the Landlord to make redetermination with respect to rent, eligibility and appropriateness of size of the leased premises. Tenant further agrees to authorize and direct present and any future employers of himself and/or his family members residing with him to give landlord full information regarding any earnings of tenant and/or any of his family members residing with him. Failure by Tenant to provide truthful information on income or family composition shall constitute a violation of the terms of this lease and the landlord at its option may elect to terminate this lease. In the event that it is discovered that Tenant has misrepresented to the landlord any facts upon which his rent is based, so that the rent tenant is paying is less than should have been charged, upon a redetermination of rent being made the increase in rent will be made retroactive and Tenant agrees to immediately pay the rental determined to be retroactively owed. In the event any rent adjustments other than a determination that an increase in rent will be made retroactive, are made pursuant to this section of the lease the new rental will become effective the first day of the following month after the redetermination is made. Tenant agrees to transfer to an appropriate sized dwelling unit based on family composition upon appropriate notice by the landlord that such a dwelling unit is available. The monthly

rental on the leased premises, as adjusted by reason of any redetermination, shall be endorsed on the dwelling lease contract annually or as redetermined.

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- X The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

2. Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

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

1. Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

**CEILING RENTS
BASED ON 95TH PERCENTILE**

95TH Percentile Utility Allowance

Ceiling Rents

0 BR	262.00	+23.00	\$285.00
1 BR	260.00	+27.00	\$287.00
2 BR	282.00	+32.00	\$314.00
3 BR	323.00	+38.00	\$371.00
4 BR	359.00	+41.00	\$400.00

**RENT CALCULATION WORK SHEET
(Non-Welfare Rent State)**

**Total Tenant Payment is the greatest of 10% of Monthly Income or 30% of adjusted monthly income
But never less than the Minimum Rent

Annual Income divided by 12 = _____ (is monthly income.)

Adjusted Annual Income divided by 12 _____ (Adjusted monthly income

Total Monthly Income times 10% (.10) = _____ (TTP if based on annual income)

Adjusted Monthly Income times 30% (.30) = _____ (TTP if based on adjusted annual income

Minimum Rent: _____

CALCULATING INCOME-BASED RENT

Enter higher of Monthly Income and Adjusted Income _____
(Basic Rent Formula)

Enter higher of Minimum Rent and basic rent formula _____
(This ensures that no one pays less than the minimum rent)

CHOICE OF RENT

Enter Income based rent: _____

Enter Flat Rent: _____

Enter Rent chosen by Tenant: _____

Calculating Tenant Rent (Tenant-paid Utility Developments & Income based Rent

Enter Utility Allowance: _____

Subtract Allowance from Income-based Rent: _____

(Tenant Rent)

If amount of Utility Allowance exceeds Income-based Rent, This will be the Utility Reimbursement:

_____.

BY: _____
(PHM Initial)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- X Any time the family experiences an income increase or decrease
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- X 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually**
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- X Success rates of assisted families
- X Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- X \$26-\$50

b. Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PIIA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004501-04 Replacement Housing Factor Grant No:		Federal FY of 2004 CAPITAL	
<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: 3/31/05 <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	\$ 180,000.00		75,025	
4	1410 Administration	\$ 1,000.00		1,000	
5	1411 Audit	\$ 2,000.00		2,000	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 90,000.00		-0-	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 14,000.00		-0-	
10	1460 Dwelling Structures	\$ 874,200.00		-0-	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 90,000.00		-0-	
12	1470 Nondwelling Structures	\$ 1,000.00		-0-	
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	\$ 171,975.00		171,975	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,424,175.00		250,000	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004 CAPITAL FUND			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Management Improvements Resident Training	1408	835	180,000.00		75,025	-0-	
	SUBTOTAL			180,000.00				
	Sundry Items	1410		1,000.00		1,000	-0-	
	SUBTOTAL			1,000.00				
	Audit	1411		2,000.00		2,000	-0-	
	SUBTOTAL			2,000.00				
	A&E Fees	1430		90,000.00		-0-	-0-	
	SUBTOTAL			90,000.00				
	Dwelling Equipment Ranges & Refrigerators	1465.1		90,000.00		-0-	-0-	
	SUBTOTAL			90,000.00				
	Replacement Reserve	1490		171,975.00		171,975	171,975	
	SUBTOTAL			171,975.00				
LA4-1 BTWC	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				
LA 4-2 HISP	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004 CAPITAL FUND			
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	
LA 4-3 Clark Ct	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				
LA4-4 Carver Ct	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				
LA 4-6 Golden Arm Apt	Replace Skylight	1460	7 Buildings	30,000.00		-0-	-0-	
	Replace Shingles	1460	7 Buildings	230,000.00				
	Paint Exterior	1460	80 Units	80,000.00				
	Install Central A/C	1460		240,000.00				
	SUBTOTAL			580,000.00				
LA 4-8 LOA	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				
LA 4-9 WoodWay	Site Improvements-Correct Drainage	1450		2,000.00		-0-	-0-	
	SUBTOTAL			2,000.00				
LA 4-10 Meadow	Site Improvements-Correct Drainage	1450		2,000.00		-0-	0-	
	SUBTOTAL			2,000.00				
LA 4-13 LOA 2	Replace Floor Tile	1460		140,000.00		-0-	-0-	
	Install marble in bathrooms	1460		84,000.00				
	Install Central A/C	1460		70,200.00				
	SUBTOTAL			294,200.00				

2004 Capital Fund Program Tables Page 3

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004 CAPITAL FUND			
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	
LA 4-5 Lloyd Oak	Insulate windows on Administration building	1470		1,000.00		-0-	-0-	
				1,000.00				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: LA48P004501-04 Replacement Housing Factor No:			Federal FY of Grant: 2004 CAPITAL FUND	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
HA - WIDE	9/3/06			9/30/07			
LA 4-1	9/3/06			9/30/07			
LA 4-2	9/3/06			9/30/07			
LA 4-3	9/3/06			9/30/07			
LA 4-4	9/3/06			9/30/07			
LA 4-5	9/3/06			9/30/07			
LA 4-6	9/3/06			9/30/07			
LA 4-8	9/3/06			9/30/07			
LA 4-9	9/3/06			9/30/07			
LA 4-10	9/3/06			9/30/07			
LA 4-13	9/3/06						

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PIIA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Gr 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line 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	\$180,000.00			
4	1410 Administration	1,000.00			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	23,000			
10	1460 Dwelling Structures	842,952			
11	1465.1 Dwelling Equipment—Nonexpendable	90,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	100,000.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	70,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: LAKE CHARLES HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	LA/8P00450105	Federal FY of Grant 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant. (sum of lines 2 - 20)	\$1,398,952			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	34,200.00			

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

PIIA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number LA48P00450105 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA wide	Mgmt Improvements/Resident	1408	10	\$180,000			
HA wide	Sundry Items	1410	1	1,000			
HA wide	Audit	1411	1	2,000			
HA wide	A & E Fees	1430	1	90,000			
LA4-1, BTWC	Site Improvements/sidewalks	1450	200 LF	3,000			
LA4-2, HSP	Site Improvements/sidewalks	1450	200 LF	3,000			
LA4-3, JM	Site Improvements/sidewalks	1450	200 LF	3,000			
LA4-4, CC	Site Improvements/sidewalks	1450	200 LF	3,000			
LA4-6, CAA	Site Improvements/sidewalks	1450	200 LF	3,000			
LA4-8, LOA	Site Improvements/drainage	1450	68 Units	2,000			
LA4-9, WP	Site Improvements/drainage	1450	50 Units	2,000			
LA4-10, MP	Site Improvements/drainage	1450	75 Units	2,000			
LA4-13, LOA2	Site Improvements/drainage	1450	26 Units	2,000			
LA4-5, LO	Dwelling Structure/Interior renovations	1460	50 Units	808,750			
LA4-1, BTWC	Seal Windows	1460	90 Units	4,500			
LA4-2, HSP	Seal Windows	1460	72 Units	3,600			
LA4-3, JM	Seal Windows	1460	135 Units	6,750			
LA4-4, CC	Seal Windows	1460	88 Units	4,400			

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: LA48P00450105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/07			9/30/08			
LA4-1	9/30/07			9/30/08			
LA4-2	9/30/07			9/30/08			
LA4-3a	9/30/07			9/30/08			
LA4-4	9/30/07			9/30/08			
LA4-5	9/30/07			9/30/08			
LA4-6	9/30/07			9/30/08			
LA4-8	9/30/07			9/30/08			
LA4-9	9/30/07			9/30/08			
LA4-10	9/30/07			9/30/08			
LA4-13	9/30/07			9/30/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name LAKE CHARLES HOUSING Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
HA Wide		\$280,000.00	\$280,000.00	\$280,000.00	\$280,000.00
LA4-1			179,000.00		235,000.00
LA4-2			144,000.00		168,000.00
LA4-3		329,000.00			405,000.00
LA4-4					264,000.00
LA4-5		900,000.00	900,000.00	525,000.00	
LA4-6					
LA4-8					204,000.00
LA4-9				165,000.00	
LA4-10				262,500.00	
LA4-13					
CFP Funds Listed for 5-year planning		\$1,509,000.00	\$1,503,000.00	\$1,232,500.00	\$1,556,000.00
Replacement Housing Factor Funds					

grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
 LA4-1, BOOKER T. WASHINGTON COURTS
 LA4-2, HIGH SCHOOL PARK HOMES
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
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: (DD/MM/YY)

<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1) X 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

X Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option? **Yes**

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **10**

b. PHA-established eligibility criteria

X Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

HOUSING AUTHORITY of the city of LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

Commissioners:
Margaret Jackson
Dave McCarty
Reverend Franklin Fondel
Kay Barnett
Alyce Murphy

October 28, 2004

S. Benjamin Taylor, Jr.
Executive Director

Dear Section 8 Participant,

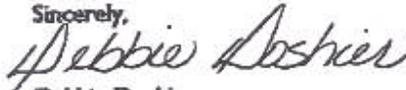
I am writing to inform you about a new program being offered through the Section 8 Department of the Lake Charles Housing Authority. Our agency is hoping to assist at least 15 families during the first year on a first-come first-serve basis. The program is designed to assist individuals with the purchase of a home and have their "payment portion" go towards their mortgage rather than rent. The Department of Housing and Urban Development has set up certain requirements that a person must meet in order to be considered for this program. All the requirements carry equal standing; therefore, you won't even be considered if you meet 1 or 2 and not all of the specified requirements.

Please be prepared to take notes if necessary. We will have limited space available for this workshop; you should attend only if you meet **ALL** of the following qualifications:

- Has been a Section 8 participant/renter for the last 2 years (you have been receiving rental assistance for the last 2 years)
- Has been employed or have a minimum yearly income of at least \$10,300.00 for 2 years
- Has a good credit rating of at least 620 or more or currently working with an agency on clearing your credit record
- Hasn't owned a home within the last 3 years

This will be an informative workshop if you meet all of the requirements above; if not, you should wait and contact our office after you have met those requirements. You may fail to meet the requirements at this time; but you can begin to prepare yourself for sometime in the very near future when you may qualify. If you are still unsure about whether you should attend or not, please feel free to call Mrs. Hammer, Ms. Ford or myself at 436-7628.

Sincerely,



Debbie Doshier
Section 8 Director

P.S. The time of the workshop was set with you in mind and for your convenience. Be prepared to show picture I.D. upon arrival. There will be limited space available; therefore, please schedule a babysitter.

(NO CHILDREN ALLOWED)

ADMINISTRATIVE OFFICES
800 BILBO STREET - SUITE C
(337) 439-4189 - FAX (337) 439-1309

P.O. BOX 1206, LAKE CHARLES, LOUISIANA
70602

SECTION 8 PROGRAM
800 BILBO STREET - SUITE A
(337) 436-7628 - FAX (337) 436-9798

P:1:1

10:CENTRAL

DEC-12-2005 14:24 FROM:SECTION 8 HOUSING 3374366798

(3) 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):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). First Federal Bank , 25 years experience
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

HOUSING AUTHORITY of the CITY of LAKE CHARLES

"Providing safe, decent, affordable housing to low income families"

TITLE VI, CIVIL RIGHTS ACT OF 1964 24 CFR Part 1

The Lake Charles Housing Authority hereby certifies that it is in compliance with Title VI of the Civil Rights Act of 1964, CFR Part 1, which prohibits discrimination on the basis of race, color or national origin in programs and activities receiving Federal financial assistance.


Margaret Jackson, Chair
Board of Commissioners
Lake Charles Housing Authority


S. Benjamin Taylor, Jr.
Executive Director

Date: 10/28/04

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

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

The Lake Charles Housing Authority's Mission and Goals set in the 5-year Plan FY 2000-2005 have been met with clarity and persistence. We feel that the residents appreciate the LCHA's efforts to establish and meet such goals. The Mission of providing safe, decent, affordable housing to low income families has been the main goal of the Lake Charles Housing Authority

B. Criteria for Substantial Deviations and Significant Amendments

The Lake Charles Housing Authority has not deviated from its mission or its goals.

(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.

a. Substantial Deviation from the 5-Year Plan

50% deletion from or addition to the goals and objectives as a whole.

50% or more decrease in the quantifiable measurement of any individual goal or objective.

b. Significant Amendment or Modification to the Annual Plan

50% variance in the funds projected in the Capital Fund Program Annual Statement any increase or decrease over 50% in the funds projected in the Financial Statement and/or the Capital Fund Program Annual Statement. Any change in policy or procedure that requires a regulatory 30 day posting. Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs. Any change inconsistent with the local approved Consolidated Plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: **The RAC conducted the Public Meeting to**

discuss the PHA's Plan and the residents place within those plans. The residents agree that the mission statement of providing safe, decent, affordable housing to low income families has been met and the goals set for the next five years are workable for both residents and the Authority.

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

X considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Alyce Murphy
2403 Anita Drive
LA 4-10, Meadow Park

Method of Selection:

X Appointment

The term of appointment is : 9/01/03 - 8/05/08

X Election by Residents (if checked, complete next section--Description of Resident Election Process) **A selection of two possibilities were made by the residents and given to the Mayor who appointed one resident to the Board of Commissioners.**

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

X Candidates were nominated by resident and assisted family organizations

X Candidates could be nominated by any adult recipient of PHA assistance

X Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. 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):

Date of next term expiration of a governing board member: 06/06/07

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Mayor Randy Roach City of Lake Charles**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

The Lake Charles Housing Authority is in compliance with the Consolidated Plan of the Jurisdiction of Lake Charles, Louisiana, Calcasieu Parish evidenced by certification by the Mayor, Randy Roach.

Consolidated Plan jurisdiction: City of Lake Charles, Louisiana

a. 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 on its waiting list 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.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Homeownership Program

Modernization of all Units

Modernization of all Administrative Offices

Consolidating Maintenance Program

Updating Computer Systems PHA wide

Daily Maintenance as a preventative measure

Three to Five Day turn-around

Repairs to Hurricane Ritas substantial damage to ¾ of our Units

Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **Certification by the Mayor Randy Roach of the City of Lake Charles** that the Lake Charles Housing Authority is in compliance with the jurisdiction Plan.

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

I, Randy Roach the Mayor of the City of Lake Charles, Louisiana certify
that the Five Year and Annual PHA Plan of the Lake Charles Housing Authority is
consistent with the Consolidated Plan of Lake Charles, Louisiana prepared
pursuant to 24 CFR Part 91.

 4/26/05
Signed / Dated by Appropriate State or Local Official

4. Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	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
XX	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
XX	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
XX	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
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 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
XX	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	Cooperative 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
XX	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		b. Fiscal Year Ending 9/30/05	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Housing Authority of the City of Lake Charles					
f. Address (city, State, zip code) 800 Bilbo Street, P. O. Box 1206 Lake Charles, La. 70602-1206					
g. ACC Number LA-004		h. PAS / LCCOS Project No. LA004-1,2,3,4,5,6,8,9,10,13		i. HUD Field Office New Orleans, La.	
j. No. of Dwelling Units 833	k. No. of Unit Months Available 9,996	l. No. of Projects 10			

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2003 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 192004 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates Amount		HUD Modifications Amount	
					PUM (4)	(to nearest \$10) (5)	PUM (6)	(to nearest \$10) (7)
Homebuyers Monthly Payments for								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserves						
040	Total Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental	121.72	122.99	122.24	1,221,911		
080	3120	Excess Utilities						
090	3190	Non dwelling Rental						
100	Total Rental Income (sum of lines 070, 080, and 090)		121.72	122.99	122.24	1,221,911		
110	3610	Interest on General Fund Investments	5.66	4.00	3.73	37,280		
120	3690	Other Income	0.22	0.17	0.17	1,700		
130	Total Operating Income (sum of lines 100, 110, and 120)		127.60	127.16	126.14	1,260,891		
Operating Expenditures - Administration								
140	4110	Administrative Salaries	38.34	34.82	31.88	318,686		
150	4130	Legal Expense	3.18	3.35	3.52	35,175		
160	4140	Staff Training						
170	4150	Travel	2.23	2.34	2.46	24,570		
180	4170	Accounting Fees	2.23	2.34	2.46	24,570		
190	4171	Auditing Fees	2.02	2.12	2.23	22,270		
200	4180	Other Administrative Expenses	8.90	7.25	14.76	147,515		
210	Total Administrative Expense (sum of line 140 thru line 200)		56.90	52.23	57.31	572,786		
Tenant Services								
220	4210	Salaries	11.20	9.16	8.98	89,754		
230	4220	Recreation, Publications and Other Services	0.22	0.23	0.23	2,300		
240	4230	Contract Costs, Training and Participation	0.25	2.26	2.05	20,450		
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)		11.67	11.65	11.26	112,504		
Utilities								
260	4310	Water	11.55	19.01	18.96	189,520		
270	4320	Electricity	6.74	5.50	6.93	69,270		
280	4330	Gas	26.64	4.50	2.53	25,290		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense						
320	Total Utilities Expense (sum of line 260 thru line 310)		44.93	29.01	28.42	284,080		

Name of PHA / IHA			Fiscal Year Ending				
Housing Authority of the City of Lake Charles			September 30, 2005				
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 19 2003 PUM (2)	X Estimates or Actual Current Budget Yr. 19 2004 PUM (3)	Requested Budget Estimates		
					PHA/HA Estimates		HUD Modifications
			PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Ordinary Maintenance and Operation							
330	4410	Labor	50.50	47.72	44.59	445,721	
340	4420	Materials	19.01	19.96	20.01	200,000	
350	4430	Contract Costs	22.00	23.00	24.17	241,500	
360		Total Ordinary Maintenance & Operation Expense (lines 330 to 350)	91.51	90.68	88.77	887,221	
Protective Services							
370	4460	Labor					
380	4470	Materials					
390	4480	Contract costs Patrols/Jimmy		8.50	10.00	100,000	
400		Total Protective Services Expense (sum of lines 370 to 390)		8.50	10.00	100,000	
General Expense							
410	4510	Insurance	37.01	36.21	35.01	350,000	
420	4520	Payments in Lieu of Taxes	7.68	9.40	9.38	93,783	
430	4530	Terminal Leave Payments	0.50	0.50	0.50	5,000	
440	4540	Employee Benefit Contributions	34.58	40.01	37.21	371,948	
450	4570	Collection Losses	3.40	2.03	1.70	17,000	
460	4580	Other General Expense		0.40	0.42	4,200	
470		Total General Expense (sum of lines 410 to 460)	83.17	88.55	84.22	841,931	
480		Total Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	288.18	280.60	279.98	2,798,522	
Rent for Leased Dwellings							
490	4710	Rents to Owners of Leased Dwellings					
500		Total Operating Expense (sum of lines 480 and 490)	288.18	280.60	279.98	2,798,522	
Nonroutine Expenditures							
510	4810	Extraordinary Maintenance	1.00	0.00	0.00	0.00	
520	7520	Replacement of Nonexpendable Equipment	1.00	0.00	0.00	0.00	
530	7540	Property Betterments and Additions					
540		Total Nonroutine Expenditures (sum of lines 510, 520, and 530)	2.00	0.00	0.00	0.00	
550		Total Operating Expenditures (sum of lines 500 and 540)	290.18	280.60	279.98	2,798,522	
Prior Year Adjustments							
560	6010	Prior Year Adjustments Affecting Residual Receipts					
Other Expenditures:							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.					
580		Total Operating Expenditures, including prior year adjustments and other expenditures (line 560 plus or minus line 570 plus line 570)	290.18				
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	-162.58				
HUD Contributions							
600	8010	Basic Annual Contribution Earned - Leased Projects-Current Year					
610	8011	Prior Year Adjustments - (Debit) Credit					
620		Total Basic Annual Contribution (line 600 plus or minus line 610)					
630	8020	Contributions Earned - Op. Sub - Cur. Yr. (before year-end adj)	143.33				
640		Mandatory PFS Adjustments (net)					
650		Other (specify)					
660		Other (specify)					
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)					
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	143.33				
690		Total HUD Contributions (sum of lines 620 and 680)	143.33				
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	-19.25				

Operating Budget
 Schedule of Administration
 Expense Other Than Salary

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

CMB Approval No. 2577-0028 (Exp. 6/30/2001)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collector displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority		Locality		Fiscal Year End		
Housing Authority of the City of Lake Charles		Lake Charles, La.		September 30, 2005		
(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other	
1 Legal Expense (see Special Note in Instructions)	39,690	35,175		4,515		
2 Training (list and provide justification)						
3 Travel Trips To Conventions and Meetings (list and provide justification)	23,835	20,580		3,255		
4 Other Travel Outside Area of Jurisdiction	3,990	3,990				
5 Within Area of Jurisdiction						
6 Total Travel	27,825	24,570		3,255		
7 Accounting	26,775	24,570		2,205		
8 Auditing	24,780	22,270		2,510		
9 Sundry Rental of Office Space	84,000	84,000	Rent for Common 4,500	Rent for Admin Bldg 2,500		
10 Publications	2,290	2,290				
11 Membership Dues and Fees (list organization and amount)	3,465	3,465				
12 Telephone, Fax, Electronic Communications	30,460	30,460				
13 Collection Agent Fees and Court Costs						
14 Administrative Services Contracts (list and provide justification)						
15 Forms, Stationary and Office Supplies	27,300	27,300				
16 Other Sundry Expense (provide breakdown)						
17 Total Sundry	147,515	147,515				
18 Total Administration Expense Other Than Salaries	266,585	254,100		12,485		

To the best of my knowledge, 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)

Signature of authorized representative & Date
 X **S. Ben Taylor, Jr., Executive Director**

4/22/04

HA Calculation of Occupancy Percentage for a Requested Budget Year (RBY)
 PHA/HA-Owned Rental Housing Performance Funding System (PFS)

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

OHS Approval No. 2577-0068
 (Exp. 09/30/2004)

1a. Name and Address of PHA/HA (Include Street Address, City, State, Zip Code) Housing Authority of the City of Lake Charles P. O. Box 1206 Lake Charles, La. 70602-1206		2a. Contact (Person who can best answer questions about this submission) Ben Taylor or Linda LeBert	
		2b. Contact's Phone Number (include area code) (337) 439-4189	
3. RBY Beginning Date: (mo/day/yyyy) 10/1/2004	4. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	5. PAS/LOCCS Project Number LA4-1,2,3,4,5,6,8,9,10, 13	6. Report Date (mo/day/yyyy) (check one box) <input type="checkbox"/> Actual Day <input type="checkbox"/> Average for Actual Month 4/1/2004
		7. Data Source <input type="checkbox"/> Form HUD-51234 <input checked="" type="checkbox"/> Rent Roll Records	

Part A. Actual Occupancy Data as of Report Date

8. Units Occupied	818
9. Units Available	833
10. Actual Occupancy Percentage (Divide line 8 by line 9; multiply by 100 and round to nearest whole)	98 %

Stop & Note 11. If the HA-wide occupancy percentage shown on line 10 is 97% or greater and the HA believes that an average occupancy rate of at least 97% is sustainable for the RBY, then check the box below. You have completed the form and do not need to proceed further.
 High Occupancy HA: Occupancy Percentage is 97% or higher and is sustainable for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

12. Units vacant as of Report Date (subtract line 8 from line 9 and enter result)

Stop & Note 13. If the result on line 12 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on line 12 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.
 High Occupancy HA with five or fewer vacant units → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part B. Distribution of Actual Vacancies By Major Cause Given below are circumstances and actions recognized by HUD as possible causes of vacancies that are beyond the control of the HA to correct. If appropriate, please distribute the number of vacant units reported on line 12 among these causes. Attach sheet identified with HA name and address, the RBY beginning date, and ACC number. Use the sheet to describe, for each circumstance; when the circumstance occurred; the location of the units involved; why the circumstance is preventing the HA from occupying, selling, demolishing, rehabilitating, reconstructing, consolidating or modernizing the vacant units; and the likelihood that these circumstances will be mitigated or eliminated in the RBY.

14. Units vacant because of litigation (e.g., units that are being held vacant as part of court-ordered or HUD-approved desegregation plan)	
15. Units vacant because of Federal, Tribal, or State laws of general applicability. (Note: do not include units vacant only because they do not meet minimum construction or habitability standards.)	
16. Units vacant due to changing market conditions	
17. Units vacant because of natural disaster	
18. Reserved	
19. RMC-managed units vacant because of failure of HA to fund approvable request for Federal modernization funding (This line for use only by RMCs)	
20. Units vacant because of casualty loss and need to settle insurance claims	
21. Total Units Vacant Due To Circumstances Beyond The HA's Control (Enter sum of lines 14 - 20)	
22. Units vacant after adjusting for circumstances beyond the HA's control (Subtract line 21 from line 12)	

Stop & Note 23. If the result on line 22 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.
 High Occupancy HA with five or fewer vacant units after adjustment for vacancies beyond its control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

24. Vacancy Percentage after adjusting for beyond control circumstances (Divide line 22 by line 9, multiply by 100, and round to nearest whole) %

Stop & Note 25. If the result on line 24 is 3% or less and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.
 High Occupancy HA: 3% or less vacancy rate after adjustment for vacancies beyond control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

This form replaces forms HUD-52726-A thru -C which have been canceled. Previous edition is obsolete.

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government

HOUSING AUTHORITY of THE CITY OF LAKE CHARLES

- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups

“Providing safe, decent, affordable housing to low income families”

Other: (list below)

POLICY

To this extent, the LCHA shall insure that not less than forty percent (40%) of all new admissions shall be families whose income at the time of their admission does not exceed thirty percent (30%) of the area's median income.

The LCHA does not intend to utilize and/or impose any specific income or racial quotas nor will the LCHA offer incentives for eligible families to occupy units in Developments predominately occupied by families having either lower or higher incomes.

Deconcentration/Income Mixini! Policiv: It is the Lake Charles Housing Authority's Policy to ensure that all residents are afforded housing based on their income to ensure that all Developments have mixed income families. To achieve this goal the LCHA Policy is stated as follows:

"Selection will be based on income targeting of eligible families where either higher or lower income families will be selected as required. Occupancy of not less than forty percent (40%) of eight hundred and thirty-five (835) total units shall be occupied by families whose income at the time of move-in does not exceed thirty percent (30%) of Calcasieu Parish Median Income as determined by BUD. Occupancy of sixty percent (60%) of the eight hundred thirty-five (835) total units shall not exceed the areas median income. The LCHA will utilize local preferences to ensure that families are housed in conjunction with the published policies".

To ensure that this goal is met the LCHA will advertise in all local media utilizing KPLC TV as well as all local radio stations and the Lake Charles American Press.

CAPITAL FUND PROGRAM TABLES START HERE

F

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$ 180,000.00			
4	1410 Administration				
5	1411 Audit	\$ 2,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 90,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 114,000.00			
10	1460 Dwelling Structures	\$ 763,745.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 80,000.00			
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	1501 Collateralization or Debt Service				
	1502 Contingency				
20					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,229,745.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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 Resident Training	1408	835	180,000.00				
	Audit	1411		2,000.00				
	Dwelling Equipment Ranges & Refrigerators	1465.1		80,000.00				
	A & E Fees	1430		90,000.00				
LA4-1, Booker T. Washington Cts.	Site, sidewalks,	1450	100 lf	2,000.00				
LA4-2, Highschool Park	Site, sidewalks	1450	100 lf	2,000.00				
LA4-3a Carver Cts.	Site, sidewalks	1450	250 lf	5,000.00				
LA4-4, Carver Cts	Install GFI Breakers	1450	88 Units	120,000.00				
	Site off-street parking	1450	88 Units	80,000.00				
LA4-5, Lloyd Oaks	Interior Renovations Install Sheetrock over delaminating plywood walls and tape, float and paint	1460	150 Units	606,745.00				
LA4-6, Golden Arms	Site, drainage	1450	350 lf	10,000.00				
LA4-8, Lloyd Oaks Addition	Site drainage	1450	100 lf	5,000.00				
LA4-9, Woodway Park	Exterior Painting	1460	50 Units	37,000.00				
LA4-10, Meadow Park	Site, Drainage	1450	150 lf	5,000.00				

Capital Fund Program Tables Page 3

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
LA4-13, Lloyd Oaks Addition 2	Site, Drainage	1450	250 lf	5,000.00				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/05			9/30/06			
LA4-1	9/30/05			9/30/06			
LA4-2	9/30/05			9/30/06			
LA4-3a	9/30/05			9/30/06			
LA4-4	9/30/05			9/30/06			
LA4-5	9/30/05			9/30/06			
LA4-6	9/30/05			9/30/06			
LA4-8	9/30/05			9/30/06			
LA4-9	9/30/05			9/30/06			
LA4-10	9/30/05			9/30/06			
LA4-13	9/30/05			9/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: LAKE CHARLES HOUSING AUTHORITY		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
	Annual Statement				
HA Wide		280,000.00	280,000.00	280,000.00	280,000.00
LA4-1			235,000.00	179,700.00	
LA4-2			168,000.00	144,000.00	
LA4-3a			329,000.00		405,000.00
LA4-4			264,000.00		176,000.00
LA4-5		457,000.00			411,000.00
LA4-6		430,800.00			
LA4-8			204,000.00	102,000.00	
LA4-9				165,000.00	135,000.00
LA4-10		294,200.00		387,500.00	
LA4-13					
CFP Funds Listed for 5-year planning		\$1,462,000.00	\$1,480,000.00	\$1,258,700.00	\$1,407,000.00
Replacement Housing Factor Funds					

Annual Statement/Performance and Evaluation Report

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: LA48P004-501-03 BONUS Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 ADD
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	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	5,000.00	5,000.00	5,000.00	-0-
4	1410 Administration	1,000.00	1,000.00	1,000.00	50.00
5	1411 Audit	1,000.00	1,000.00	1,000.00	-0-
6	1415 Liquidated Damages				
7	1430 Fees and Costs		10,000.00	-0-	4,107.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00	2,000.00	2,000.00	-0-
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	110,000.00	100,000.00	64,916.00	145.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	126,084.00	126,084.00	126,084.00	126,084.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$245,084.00	\$245,084.00	\$200,000.00	\$130,386.00

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004-501-03 BONUS Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 ADD
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: LA48P004-501-03 Replacement Housing Factor Grant No: add			Federal FY of Grant: 2003 Capital Fund Bonus			
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	Staff Technical Training	1408		5,000	5,000	5,000	-0-	
	Subtotal			5,000				
	Sundry Expenses	1410		1,000	1,000	1,000	50.00	
	Subtotal			1,000				
	Audit	1411		1,000	1,000	1,000	-0-	
	Subtotal			1,000				
	A & E Fees	1430		10,000	10,000	10,000	4,107	
	Subtotal			10,000				
	Replacement Reserve	1490		126,084	126,084	126,084	126,084	
	Subtotal			126,084				
LA4-1, BTWC	Site Drainage	1450		2,000	2,000	2,000	-0-	
	Subtotal			2,000				
LA4-4, Carver Cts.	Parking Canopy for Office	1470		10,000	10,000	10,000	145.00	
	Subtotal			10,000				
LA4-5, Lloyd Oaks	Remodel Office	1470		100,000	90,000	44,916	-0-	
	Subtotal			100,000				

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: LA48P004-501-03 BONUS Replacement Housing Factor No:				Federal FY of Grant: 2003 Capital Fund Bonus	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/05			9/30/06			
LA4-1	9/30/05			9/30/06			
LA4-4	9/30/05			9/30/06			
LA4-5	9/30/05			9/30/06			