

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 – 2009

Annual Plan for Fiscal Year 2007

**PHA Plan  
Agency Identification**

**PHA Name:** LAKE CHARLES HOUSING AUTHORITY

**PHA Number:** LA004

**PHA Fiscal Year Beginning:** 10/01/2006

**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 (including attachments) 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
- 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
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 – 2009**  
[24 CFR Part 903.5]

**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"  
The Lake Charles Housing Authority is committed to excellence in providing quality housing in an environment which will ensure all residents the opportunity and access to resources and the expectation that our communities will be a safe, decent and affordable place to live and enable them to realize their potential.

To achieve the mission, the Lake Charles Housing Authority will continue to recognize our residents as our ultimate client; We will improve authority management and service delivery efforts through effective and efficient authority staff and seek problem solving partnerships with residents community and government leadership. We will apply limited authority resources to the effective and efficient management and operation of Public Housing programs.

The LCHA will accomplish its mission ideals through its goals and objectives such as providing safe, decent, affordable housing to low income families in our community and ensuring equal opportunity in housing for all applicants. We will promote self-sufficiency and asset development of financially disadvantaged families and individuals. And also improve community quality of life and economic vitality; We will increase resident participation through our resident advisory council. And last but not least, to provide timely response to resident requests for maintenance problems.

**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.**

- 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) 98
- X Improve voucher management: (SEMAP score) 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:
- 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:
- X Implement public housing site-based waiting lists:
- X Convert public housing to vouchers: [The LCHA owns and manages 119 Units of Public Housing under Section 8 Vouchers Program.](#)
- 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:
- 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)
- Other: (list below)

**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:
- X Other: (list below)

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

- A. Provide decent, safe and affordable housing in our scattered site Developments**
- B. Ensure equal opportunity in housing for all people**
- C. Promote self sufficiency and asset development of financially disadvantaged families and individuals.**
- D. Improve community quality of life and economic vitality**
- E. Increase resident participation through our Resident Advisory Council**
- F. Provide timely response to residents request for maintenance problems**
- G. Strive to have a 10 day turnover time on vacated units**
- H. To continue to enforce our "One Strike" policies for residents and applicants**
- I. Improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.**
- J. To meet rental needs of larger families**
- K. To improve living conditions of our residents by modernization/rehab of all LCHA Units through our Capital Fund Programs**
- L. To be cognizant of preferences in Policy stated by LCHA**
- M. To bring all Units damaged by Hurricane Rita back on line and to full availability.**

## PUBLIC NOTICE

*The Lake Charles Housing Authority is giving notice of a Public Hearing on Thursday April 26, 2007 at 4:30 PM regarding the Consolidated Annual Performance and Evaluation Report for the 2007 Consolidated Plan. There will be for public review, a draft copy of components of its Annual Agency Plan, per the guidelines of 24 CFR 903, a requirement of the Quality Housing and Work Responsibility Act of 1998. The purpose of the Annual Plan is to document how the Lake Charles Housing Authority spent federal funds for housing and community development and to assess whether or not the Housing Authority made progress in meeting the needs of the residents and surrounding community as stipulated in the 2007 Annual Consolidated Plan.*

*Residents are urged to attend and comment. Your written comments may be addressed to the Lake Charles Housing Authority, P.O. Box 1206, Lake Charles, Louisiana 70602 or to Ms Jackie Lewis, President of the Resident Advisory Council, at 1409 St. Mary Drive, Lake Charles, La. 70601.*

**The Housing Authority has scheduled a Public Hearing for all of its Residents, at 1481 3<sup>rd</sup> Street, Golden Arms Community Building on Thursday April 26, 2007 at 4:30 PM to receive and consider any and all comments prior to finalization of the Annual Agency Plan for submission to HUD on or before July 17, 2007.**

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Lake Charles Housing Authority is a medium sized Authority managing 833 Units of Low Income Public Housing at 11 scattered sites within the city limits of the City of Lake Charles; approximately 1600 Housing Choice Vouchers; 198 Section 2210 Units at an Elderly High Rise, Chateau Affordable; 119 units owned and managed by the LCHA under Section 8 Guidelines; and 20 Units of Handicapped accessible Units, Section 211. The LCHA was established pursuant to the United States Housing Act of 1937, as amended to provide decent, safe, sanitary and affordable housing to low income families. In accordance with this objective, the development of standard policies and procedures are necessary in order to ensure equitable treatment for all applicants and residents, as well as to ensure the efficient operation of public housing units managed by the LCHA. In recognition thereof, the LCHA has developed Policies on Admission and Continued Occupancy, which implement federal and state regulations. Said policies are also based on a recognition that the provision of decent safe, sanitary and affordable housing is dependent upon social and economic factors as well as physical factors. We serve lower income citizens from all areas within the corporate lines of the City of Lake Charles. The policies and funding priorities for the next five years will enable the LCHA to maintain its HUD recognized exemplary level of performance as a High Performer. Capital investment over the next five years will bring scattered site properties and existing elderly communities into like-new condition, while adding amenities that will guarantee marketability into the next two decades.

**PROGRAMS ADMINISTERED BY THE LCHA ARE:**

- 1. Family and Elderly Low Income Public Housing**
- 2. Section Housing Assistance**
- 3. Section 203 Elderly Highrise**
- 4. Owned and managed Units with Section 8 Guidelines**
- 5. 28 Handicapped Units known as Willow Manor**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- X Admissions Policy for Deconcentration (Included)
- X FY 2005 Capital Fund Program Annual Statement (Included)  
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- X PHA Management Organizational Chart (Included)
- X FY 2005 Capital Fund Program 5 Year Action Plan (included)
- X Public Housing Drug Elimination Program (PHDEP) Plan(Merged in Operating Budget)
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Included



## Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

### **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

### **B. 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.

#### **PUBLIC HOUSING WAITIANG LIST**

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
X Section 8			
X Public Housing			
<input 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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list total	589		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)	25		
Low income (>50% but <80% AMI)	564		
Families with children	291		
Elderly families	8		
Families with Disabilities	115		
Race/ethnicity 1	115		
Race/ethnicity 2	474		
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	252		
2 BR	230		
3 BR	89		
4 BR	18		
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

**The Section 8 Waiting List was reopened for one week beginning on Monday May 7, through Friday May 11, 2007. 1050 applications were taken.**

### C. Strategy for Addressing Needs

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

The Lake Charles Housing Authority was established pursuant to the United States Housing Act of 1937, as amended to provide decent, safe, sanitary and affordable housing to low income families. In accordance with this objective the development of standard policies and procedures are necessary in order to ensure equitable treatment for all applicants and residents, as well as, to ensure the efficient operation of public housing units managed by the Housing Authority. In recognition thereof, the Housing Authority has developed Policies on Admission and Continued Occupancy, which implement federal and state regulations. Said policies are also based on a recognition that the provision of decent, safe, sanitary and affordable housing is dependent upon social and economic factors as well as physical factors.

This Admission and Continued Occupancy Policy is intended to be consistent with the latest addition of the Code of Federal Regulations governing the Department of Housing and Urban Development and all related HUD Transmittals and Notices. In the event of inconsistencies, the provisions of that code shall prevail.

Programs administered by the Lake Charles Housing Authority are:

Family Low Income Public Housing, Elderly Low Income Public Housing, Section 8 Housing Assistance, Section 203, Elderly High Rise; and Owned Units Managed with Section 8 guidelines.

The Lake Charles Housing Authority has addressed its policies governing resident eligibility, selection, admission and continued occupancy in the following manner, which meets all requirements described in the Quality Housing and Work Responsibility Act of 1998.

- a. The Lake Charles Housing Authority has implemented a De-concentration Policy to insure that very low-income families are not concentrated in specific developments and/or buildings.
- b. The LCHA through the utilization of local preferences will address income targeting.
- c. The LCHA through its Selection Admissions and Grievance Policies and Section 8 Administrative Plan has implemented minimum rents and flat/ceiling rents.
- d. The LCHA will maintain its centralized Waiting List on a "First Come, First Served" basis by time and date considering the ranking of Preference qualifying families.

The Lake Charles Housing Authority, Grievance Procedure shall be applicable to all individual grievances as defined in its Grievance Policy, between the resident and the Housing Authority. The Authority may at its option exclude from the Grievance Procedure or include under the expedited grievance procedure, any grievance concerning a termination of tenancy or eviction that involves drugs, fraud or criminal background.

To this extent the LCHA will 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 To will the LCHA offer incentives for eligible families to occupy units in Developments predominately occupied by families having lower or higher incomes.

Deconcentration/Income Mixing Policy: 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-three (833) 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 HUD. Occupancy of sixty percent (60%) of the eight hundred thirty-three (833) 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.

/s/ Ms Margaret Jackson  
Chair of the Board of Commissioners  
Of the Lake Charles Housing Authority  
Resolution No. 4026

/s/ S. Ben Taylor, Jr.  
Executive Director  
Lake Charles Housing Authority  
Date: May 24, 2007

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations due to storms**

**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)

# HOUSING AUTHORITY of the city of LAKE CHARLES

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

Commissioners:  
 Eugene Jackson  
 Drew McDary  
 Howard Pruitt, Jr.  
 Alyce Murphy  
 Pamela Swart

S. Benjamin Taylor, Jr.  
 Executive Director

September 29, 2006

## THE HOUSING ASSISTANCE PAYMENTS PROGRAM

### TOTAL TENANT PAYMENTS

The total payment is the total rent that the family pays before any deductions. The Lake Charles Housing Authority determines the total tenant payment. The amount of this contribution is based on the family's income, the number of dependents in the family, for elderly family, and any exceptional medical expenses the family must pay.

### INCOME ELIGIBILITY FOR ADMISSION

- (1) According to Federal Register, QHWRB Notice - all units available for occupancy under ACC and Section 8 HAPC Contracts on or after February 18, 1999 - must admit 25% Lower Income Families, remaining 75% to Very Low Income Families each year.

### INCOME LIMITS: (HUD Notice, Effective March 8, 2006)

(30% of Median)		(30% of Median)	
1 Person - 17,800;	10,700	5 Persons - 27,500;	16,450
2 Persons - 20,550;	12,200	6 Persons - 29,500;	17,700
3 Persons - 22,900;	13,750	7 Persons - 31,550;	18,900
4 Persons - 25,450;	15,250	8 Persons - 33,600;	20,150

### FAIR MARKET RENTS: (FED. REG. VOL. 71, No. 187 Wed, Sept. 27, 2006)

The Fair Market Rents listed below include utilities furnished by the owner. If the owner furnishes part of the utilities, appropriate adjustments will be made.

EFFECTIVE:	October 1, 2006			
FAIR MARKET RENTS:	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>
	474.00	577.00	712.00	1002.00

ADMINISTRATIVE OFFICES

SECTION 8 PROGRAM



**REVISION OF APPLICABLE PAYMENT STANDARDS**

A change in the APS from 95% of the current FMR will not be sufficient to assist clients. Therefore, our agency is opting to go to 110% above FMF and will seek HUD approval if the need arises to increase higher. We have confirmed that since the Board had initially given approval for 100%, we could start using 110% effective July 1, 2006 without HUD approval and get Board approval retroactive back to July 1, changing from 100% to 110% of the current FMR.

**FAIR MARKET RENTS**  
Effective: 10/03/05

**APPLICABLE PAYMENT STANDARDS**  
Effective: July 1, 2006

1 Bedroom	\$456.00	\$502.00
2 Bedroom	\$555.00	\$611.00
3 Bedroom	\$685.00	\$754.00
4 Bedroom	\$964.00	\$1060.00

**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.
- X Other: (list below)  
[Partner in Tax Credit Program with Louisiana Housing Finance Agency for redevelopment of existing Units owned by the Lake Charles Housing Authority managed under Section 8 Guidelines. These Units are in dire need of re-hab and are called the Villages of Lake Charles.](#)

**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

**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  
The Lake Charles Housing Authority has designated housing for elderly in all Developments.
- X 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

- X Seek designation of public housing for families with disabilities  
The LCHA has designated Units throughout its Developments for Handicapped/Disabled persons as well as one Development of 26 Units which are total Handicapped/Disabled.
- 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)**

**(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 903.7 9 (b)]

List 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>	4,205,802	Modernization of Units
a) Public Housing Operating Fund	1,455,037	Public Housing Operations
b) Public Housing Capital Fund	4,205,802	CFP Capital Improvements

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,541,280	Sec.8 Tenant Based Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>Shelter Plus Care Grant</b>	414,388	Sec.8 Tenant Based Assistance
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,499,114	Low Rent Public Housing
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	15,115,621	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

The LCHA has addressed its policies governing resident eligibility, selection, admission and continued occupancy in the following manner, which meets all the requirements

#### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for

The Lake Charles Housing Authority has a copy of its Selection, Admissions to and Continued Occupancy, and Rent Collection Policies and the Section 8 Administrative Plan and De-concentration Policy on file for public review.

screening purposes? (either directly or through an NCIC-authorized source)

The LCHA's access to State and FBI Criminal Background Checks is pending. Before the LCHA denies admission to the Public Housing Program on the basis of a criminal record, the LCHA will notify the household of the proposed action to be based on the information and must provide the subject of the record and the applicant with a copy of the criminal record and an opportunity to dispute the accuracy and relevance of that record. The LCHA will not pass along to the applicant the costs of a criminal records check.

#### **POLICIES ON ELIGIBILITY, SELECTION AND ADMISSIONS**

The LCHA has addressed its policies governing resident eligibility, selection admission and continued occupancy in the following manner, which meets all the requirements described in the Quality Housing and Work Responsibility Act of 1998.

- a. The LCHA has implemented a Deconcentration Policy to insure that very low-income families are not concentrated in specific developments and/or buildings.
  - b. The LCHA through the utilization of local preferences will address income targeting.
  - c. The LCHA through its Selection, Admissions and Grievance Policies and Section 8 Administration Plan has implemented minimum rents and flat/ceiling rents.
  - d. The LCHA will maintain its centralized waiting list on a time and date basis considering the ranking of Preference qualifying families.
- The LCHA has included a copy of its Selection, Admission to and Continued Occupancy and Rent Collection Policies and the Section 8 Administrative Plan and Deconcentration Policy are on file for review.

**(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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. 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? **NONE**

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? Low Income Public Housing and  
Section 8 Program

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
- Two
- Three or More

b.  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:

- 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?

. Transfer policies:

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

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

The Transfer Policy of the LCHA was developed to ensure that residents occupying units managed by the LCHA are living in units that conform to the established Occupancy Standards set forth by the United States Department of Housing & Urban Development. This Policy is further developed to ensure that the living space is managed in an efficient and economical manner to avoid the underutilization or overutilization of same. The Transfer Policy of the LCHA is administered in accordance with a systematic and prescribed procedure whereby no person shall, on account of race, color, creed or national origin or any other non-merit factor be excluded from participation in, be denied the benefits of, or be otherwise subjected to any acts of discrimination. At the time, this

policy will be administered to conform with the requirements established by the United States Department of Housing and Urban Development.

c. Preferences

1.  Yes  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**)

**NEW PREFERENCES FOR ADMISSIONS POLICY  
(Amended 12/15/05)**

The Lake Charles Housing Authority is presently following Federal Guidelines in its Admissions to and Continued Occupancy Policy as follows:

Federal Preferences:	Rent Burden – Monthly rent is more than 50% of income
	Displacement – displaced by natural disaster or through no fault of their own by governmental action.
Local Preference:	Elderly and Disabled

We wish to incorporate into our Admissions Policy the following preferences as allowed by HUD:

LCHA Preference:	Two adults working - family of two adults working who are on the Lease.
	Single adult working - Family of one adult working who is on the Lease
	Elderly family - Over 62 years of age and
	Nearly elderly - At least 50 but not over 62
	Physical or Mentally disabled family

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
- 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)
- Those previously enrolled in educational, training, or upward mobility programs
- 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:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 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 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)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- 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)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

**DECONCENTRATE POVERTY  
AND**

**PROMOTE INTEGRATION IN PUBLIC HOUSING**

It is the LCHA’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:

“Applications 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 than 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 LCHA will utilize local preferences to ensure that families are housed in conjunction with the published policies”.

- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. X Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

X Additional affirmative marketing

X Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

X Adoption of rent incentives to encourage de-concentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## **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)

X Criminal or drug-related activity only to the extent required by law or regulation

X Criminal and drug-related activity, more extensively than required by law or regulation

X More general screening than criminal and drug-related activity (list factors below)

Other (list below) Previous Landlord

b. X 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
  - Rental Cleanliness

**(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)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)

**(3) Search Time**

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

**(4) Admissions Preferences**

- a. Income targeting
- Yes  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.  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

- 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 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)
- Those previously enrolled in educational, training, or upward mobility programs
- 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

- 2      Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 3      Substandard housing
- 3      Homelessness
- 3      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
- Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broad range of incomes)
- X 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)

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

- X 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)

- 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)

- X The Section 8 Administrative Plan
- X 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?

- X Through published notices
- Other (list below)

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# HOUSING AUTHORITY of the city of LAKE CHARLES

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

## PROCEDURE ON RENT COLLECTION

### **Importance of Rent Collection**

Under the federal law and the Annual Contributions Contract between the U.S. Department of Housing and Urban Development (HUD) and the Lake Charles Housing Authority (LCHA), there are two sources of funding to pay for the operation of the public housing developments owned and operated by LCHA. One of these sources is the operating subsidy paid by HUD; the other is rent charged to residents.

The HUD operating subsidy is the difference between a HUD formula of the total cost of operation less the rent charged to residents. If the rent charged to residents is not collected, LCHA cannot pay for all the services necessary to properly operate and maintain the developments. When this occurs, the Authority must reduce costs which may result in inadequate maintenance and accelerated deterioration of the property. It is therefore in the best interest of the residents and LCHA that all rents be paid promptly to enable LCHA to fulfill its responsibilities to properly manage and maintain the dwellings and the property.

### **Resident Orientation**

The need for prompt payment of rent must be strongly emphasized to the residents. During pre-occupancy and the leasing-up period, the importance of paying rent on time must be stressed. The need for the rent payments should be explained, not only to new residents, but also to those who pay late or are chronically delinquent. The rent charged, including utilities is limited to a percent as determined by HUD of the adjusted family income which in many cases is less than the cost of utilities to the Authority. Further, if there is a decrease in family income, rent is reduced to reflect the reduced income. Accordingly, rents are always set at affordable levels.

Residents should be encouraged to call their management office when they have a problem which will delay rent payment, rather than wait for housing management to call them.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **POLICIES ON ELIGIBILITY, SELECTION AND ADMISSIONS**

**The Lake Charles Housing Authority has addressed its policies governing resident eligibility, selection, admission and continued occupancy in the following manner, which meets all the requirements described in the Quality Housing and Work Responsibility Act of 1998.**

- a. The Lake Charles Housing Authority has implemented a Deconcentration Policy to insure that very low-income families are not concentrated in specific developments and/or buildings.**
- b. The Lake Charles Housing Authority through the utilization of local preferences will address income targeting.**
- c. The Lake Charles Housing Authority through its Selection, Admissions and Grievance Policies and Section 8 Administrative Plan has implemented minimum rents and flat/ceiling rents.**
- d. The Lake Charles Housing Authority will maintain its centralized waiting list on a time and date basis considering the ranking of Preference qualifying families.**

**The Lake Charles Housing Authority has included a copy of its Selection, Admissions to and Continued Occupancy, and Rent Collection Policies and the Section 8 Administrative Plan and Deconcentration Policy are on file for review.**

#### **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)

- 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))

---or---



- X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

The Minimum Rent/Hardship has been imbedded into the Admissions and Continued Occupancy Policies (ACOP) under Section C10.0

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% than 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  
X For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

X Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- X 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)

X 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)

- X 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)

- X Market comparability study
- X Fair market rents (FMR)
- X 95<sup>th</sup> 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)

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**

1. 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)

Commissioners:  
Margaret Jackson  
Dave McGarry  
Reverend Franklin Fendal  
Alysa Murphy  
Farhana Swati

S. Benjamin Taylor, Jr.  
Executive Director

September 29, 2006

**THE HOUSING ASSISTANCE PAYMENTS PROGRAM**

**TOTAL TENANT PAYMENTS**

The total payment is the total rent that the family pays before any deductions. The Lake Charles Housing Authority determines the total tenant payment. The amount of this contribution is based on the family's income, the number of dependents in the family, for elderly family, and any exceptional medical expenses the family must pay.

**INCOME ELIGIBILITY FOR ADMISSION**

- (1) According to Federal Register, QHWRA Notice – all units available for occupancy under ACC and Section 8 HAPP Contracts on or after February 18, 1999 – must admit 25% Lower Income Families, remaining 75% to Very Low Income Families each year.

**INCOME LIMITS: (HUD Notice, Effective March 3, 2006)**

	(30% of Median)	(30% of Median)
1 Person - 17,800;	10,700	5 Persons - 27,500; 16,450
2 Persons - 20,350;	12,200	6 Persons - 29,500; 17,700
3 Persons - 22,900;	13,750	7 Persons - 31,550; 18,900
4 Persons - 25,450;	15,250	8 Persons - 33,600; 20,150

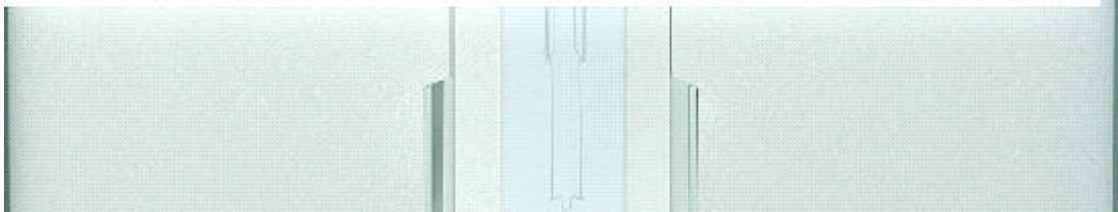
**FAIR MARKET RENTS: (FED. REG. VOL. 71, No. 187/ Wed., Sept. 27, 2006)**

The Fair Market Rents listed below include utilities furnished by the owner. If the owner furnishes part of the utilities, appropriate adjustments will be made.

EFFECTIVE:	October 1, 2006			
<b>FAIR MARKET RENTS:</b>	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>
	474.00	577.00	712.00	1002.00

ADMINISTRATIVE OFFICES

SECTION 8 PROGRAM



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

- Success rates of assisted families
- 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
- \$26-\$50

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

The Minimum Rent/Hardship has been imbedded into the Admissions and Continued Occupancy Policies (ACOP) under Section C10.0

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

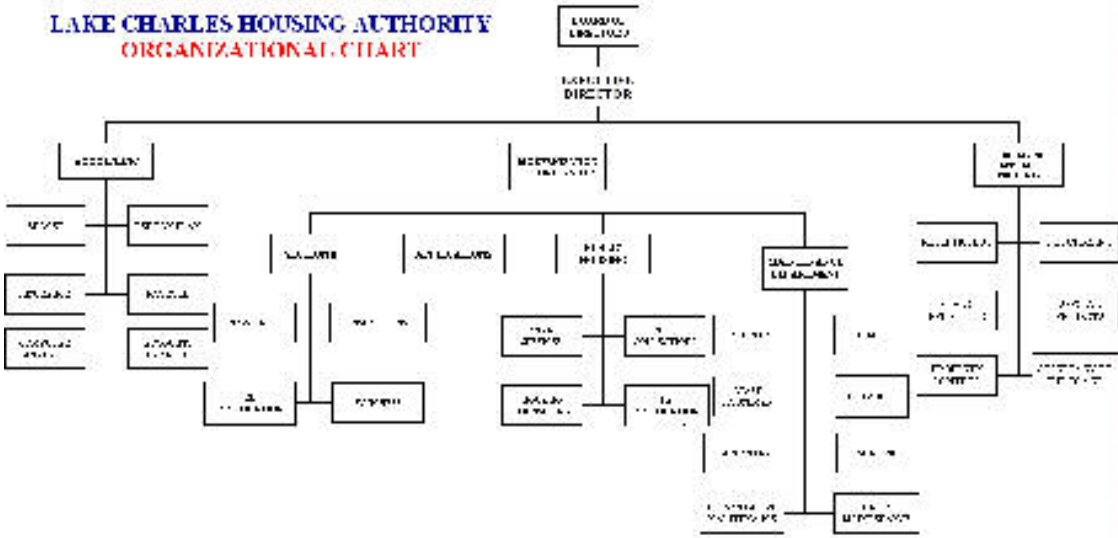
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.



A brief description of the management structure and organization of the PHA follows:

The Lake Charles Housing Authority, public housing division, is a medium sized Authority consisting of 833 public housing units. The Administrative and Maintenance Staff is made up of the Executive Director, Modernization Coordinator, Accounting Manager, Administrative Program Analyst, three Housing Project Managers and a Maintenance Superintendent. The above staff, with the exception of the Executive Director, act as Department Head's in the administration of the day to day operations of this Authority. In the absence of the Executive Director, on a temporary basis each department head is responsible for their day to day activities. In the case of the permanent absence of the Executive Director these Department heads would operate the business of the Lake Charles Housing Authority on a day to day basis, under the direction of the Board of Commissioners of the Lake Charles Housing Authority. Who would then follow the guidelines of advertising to employ a new Executive Director. They would select one of these persons to act as the Acting Director and comply with the Regulations that we operate under. The LCHA operates under the Rules of the State Civil Service Department and follows those Rules and Regulations with regard to hiring and equal opportunity guidelines that they provide.

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	833	

Section 8 Vouchers	1542	901 leased
Section 8 Certificates		
Section 8 Mod Rehab	72	67 leased
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care	No leased units
Public Housing Drug Elimination Program (PHDEP)	Merged into Operating Budget	
Other Federal Programs(list individually)	None	

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - a. **ACOP**
  - b. Planned Maintenance
  - c. Preventive Maintenance
- (2) Section 8 Management: (list below)
  - a. **Administrative Plan**

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes X No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
- X PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

LAKE CHARLES HOUSING AUTHORITY

NEEDS ASSESSMENT  
TRANSITION PLAN

To comply with Federal Regulations the Lake Charles Housing Authority completed 5% of the non-elderly units in each of our Developments to be handicapped accessible. Any further modifications to units will be done on a as need and as requested by disabled persons that meet the criteria of SSI or Doctor's statements.

Priority for disabled persons will be used in filling the handicapped Units. But if a unit remains vacant for over three weeks, a non-handicapped person will be housed and when someone applies that needs a handicapped accessible unit we will then transfer the resident to a suitable unit.

We will continue our outreach by advertising for handicapped applicants with the various social service agencies that serve that population.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.



**(1) Capital Fund Program Annual Statement**

**The following Capital Fund Programs are still open for the LCHA  
2004, 2005 and 2006**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

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

**Part I: Summary**

<b>PHA Name:</b> LAKE CHARLES HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P00450104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b> <b>CAPITAL FUND</b>
---	---	---

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement  
(revision no: )

Performance and Evaluation Report for Period Ending: 3/31/06  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		75,025	-0-
4	1410 Administration	1,000		1,000	-0-
5	1411 Audit	2,000		2,000	-0-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000		-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	14,000		-0-	-0-
10	1460 Dwelling Structures	874,200		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	90,000		-0-	-0-
12	1470 Non-dwelling Structures	1,000		-0-	-0-
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	171,975		171,975	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		250,00	171,975
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: LA48P00450104 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	
PHA WIDE	Management Improvements Resident Training	1408	833	180,000		75,025	-0-	
	Sundry Items	1410		1,000		1,000	-0-	
	Audit	1411		2,000		2,000	-0-	
	Fees Costs/A&E	1430		90,000		-0-	-0-	
	Dwelling Equipment Ranges & Refrigerators	1465. 1		90,000		-0-	-0-	
	Replacement Reserve	1490		171,975		171,975	171,975	
	LA 4-1							
Booker T Washington Cts.	Site Improvements – Correct Drainage	1450		2,000		-0-	-0-	
	LA 4-2							
High School Park Homes	Site Improvements – Correct Drainage	1450		2,000		-0-	-0-	
	LA 4-3 Clark Courts	1450		2,000		-0-	-0-	
	Site Improvements- Correct Drainage							
LA 4-4 Carver Courts	Site Improvements – Correct Drainage	1450		2,000		-0-	-0-	

**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: LA48P00450104 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 Oaks	Insulate windows on Administration building	1470		1,000		-0-	-0-	
LA 4-6	Replace Skylight Replace Shingles Paint Exterior Install Central A/C	1460 1460 1460 1460	7 Buildings 7 Buildings 80 Units	30,000 230,000 80,000 240,000		-0-	-0-	
LA 4-8 Lloyd Oaks Add	Site Improvements – Correct Drainage	1450		2,000		-0-	-0-	
LA 4-9 Wood Way	Site Improvements - Correct Drainage	1450		2,000		-0-	-0-	
LA 4-10 Meadow Park	Site Improvements – Correct Drainage	1450		2,000		-0-	-0-	
LA 4-13 Lloyd Oaks Add 2	Replace Floor Tile Install marble in bathrooms Install Central A/C	1460 1460 1460		140,000 84,000 70,200		-0- -0- -0-	-0- -0- -0-	

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: LA48P00450104 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	

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 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 Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide							
LA 4-1	9/30/2007			9/30/2009			
LA 4-2	9/30/2007			9/30/2009			
LA 4-3	9/30/2007			9/30/2009			
LA 4-4	9/30/2007			9/30/2009			
LA 4-5	9/30/2007			9/30/2009			
LA 4-6	9/30/2007			9/30/2009			
LA 4-8	9/30/2007			9/30/2009			

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 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 Dates
	Original	Revised	Actual	Original	Revised	Actual	
LA 4-9	9/30/2007			9/30/2007			
LA 4-10	9/30/2007			9/30/2007			
LA 4-13	9/30/2007			9/30/2007			

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: LA48P00450105 Replacement Housing Factor Grant No: 05		Federal FY of Grant: 2005 CAPITAL FUND
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:   ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <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		100,000	-0-
4	1410 Administration	1,000			-0-
5	1411 Audit	2,000			-0-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000			-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	23,000			-0-
10	1460 Dwelling Structures	842,952			-0-
11	1465.1 Dwelling Equipment— Nonexpendable	90,000			-0-

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

PHA Name: LAKE CHARLES HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program No: LA48P004501 Replacement Housing Factor No:	<b>Federal FY of Grant: 2004 CAPITAL FUND</b>
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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	
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve			100,000		100,000	100,000
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs			70,000			
18	1499 Development Activities						
19	1501 Collateralization or Debt Service						
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2 – 20)			1,398,952			100,000
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			34,200			-0-

**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	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P00450105 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005 CAPITAL FUND</b>			
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	

**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		<b>Grant Type and Number</b> Capital Fund Program No: LA48P004501 Replacement Housing Factor No:						<b>Federal FY of Grant: 2004 CAPITAL FUND</b>
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		
PHA WIDE	Management Improvements Resident Training	1408	10	180,000		100,000	-0-	
	Sundry Items	1410	1	1,000			-0-	
	Audit	1411	1	2,000			-0-	
	Fees Costs/A&E	1430	1	90,000			-0-	
	Dwelling Equipment Ranges & Refrigerators	1465. 1 1465	833 Units	90,000				
	Replacement Reserve	1490	833 Units	100,000		100,000	100,000	
LA 4-1								
Booker T Washington Cts.	Site Improvements – Sidewalks	1450	200 LF	3,000			-0-	
LA 4-2								
High School Park Homes	Site Improvements – Sidewalks	1450	200 LF	3,000			-0-	
LA 4-3 (JM) Carver Courts	Site Improvements- Sidewalks	1450	200 LF	3,000			-0-	
LA 4-4 Carver Courts	Site Improvements – Sidewalks	1450	200 LF	3,000			-0-	



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

PHA Name: LAKE CHARLES HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program No: LA48P004501 Replacement Housing Factor No:						<b>Federal FY of Grant: 2004 CAPITAL FUND</b>
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		
LA 4-5 Lloyd Oaks	Dwelling Structure/ Interior renovations	1460	50	808,752		-0-		
LA 4-6 Golden Arms	Site Improvements – Sidewalks	1450	200 LF	3,000		-0-		
LA 4-8 Lloyd Oaks Add	Site Improvements – Correct Drainage	1450	68 Units	2,000		-0-		
LA 4-9 Wood Way	Site Improvements - Correct Drainage	1450	50 Units	2,000		-0-		
LA 4-10 Meadow Park	Site Improvements – Correct Drainage	1450	75 Units	2,000		-0-		
LA 4-13 Lloyd Oaks Add 2	Site Improvements – Correct Drainage	1450	22 Units	2,000		-0-		
LA 4-1 BTWC	SEAL WINDOWS	1460	92 Units	4,500		-0-		
LA 4-2 HSPH	SEAL WINDOWS	1460	72 Units	3,600		-0-		
LA 4-3 JM	SEAL WINDOWS	1460	136 Units	6,750		-0-		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: LA48P004501 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 Dates
	Original	Revised	Actual	Original	Revised	Actual	
LA 4-4 CC	SEAL WINDOWS	1460	88 Units	4,400		-0-	
LA 4-5 LO	RELOCATION COST	1495. 1	50 Units	70,000		-0-	
LA 4-6 GAA	SEAL WINDOWS	1460	80 Units	4,000		-0-	
LA 4-8 LO ADD	SEAL WINDOWS	1460	68 Units	3,400		-0-	
LA 4-9 WP	SEAL WINDOWS	1460	50 Units	2,500		-0-	
LA 4-10 MP	SEAL WINDOWS	1460	75 Units	3,750		-0-	
LA 4-13 LO ADD2	SEAL WINDOWS	1460	22 Units	1,300		-0-	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: LAKE CHARLES HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: LA48P00450105 Replacement Housing Factor No:				Federal FY of Grant: 2005 CAPITAL FUND	
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	
PHA Wide							
LA 4-1	8/17/08			8/17/2010			
LA 4-2	8/17/08			8/17/2010			
LA 4-3	8/17/08			8/17/2010			
LA 4-4	8/17/08			8/17/2010			
LA 4-5	8/17/08			8/17/2010			
LA 4-6	8/17/08			8/17/2010			
LA 4-8	8/17/08			8/17/2010			
LA 4-9	8/17/08			8/17/2010			

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: <b>2005 CAPITAL FUND</b>
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	
LA 4-10	8/17/08			8/17/2010			
LA 4-13	8/17/08			8/17/2010			

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

**Annual Statement  
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number LA4800450106 FFY of Grant Approval: October 10, 2006

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	180,000
4	1410 Administration	1,000
5	1411 Audit	2,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	90,000
8	1440 Site Acquisition	104,000
9	1450 Site Improvement	531,200
10	1460 Dwelling Structures	90,000
11	1465.1 Dwelling Equipment-Nonexpendable	

12	1470	Nondwelling Structures	
13	1475	Nondwelling Equipment	
14	1485	Demolition	
15	1490	Replacement Reserve	212,605
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	70,000
18	1498	Mod Used for Development	
19	1502	Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>		<b>1,280,805</b>
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Compliance		
23	Amount of line 20 Related to Security		
24	Amount of line 20 Related to Energy Conservation Measures		

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide	Management Improvements	1408	180,000
HA wide	Administrative costs	1410	1,000
HA wide	Audit	1411	2,000
HA wide	A/E Services	1430	90,000
	SITE		
LA4-1	Sidewalk repairs	1450	2,000
LA4-2	Sidewalk repairs	1450	2,000
LA4-3	Sidewalk repairs	1450	2,000
LA4-4	Sidewalk repairs	1450	2,000
LA4-5	Correct Drainage	1450	2,000
LA4-6	Correct Drainage	1450	2,000
LA4-8	Correct Drainage	1450	2,000
LA4-9	Correct Drainage	1450	2,000
LA4-10	Correct Drainage	1450	2,000
LA4-3a	Off Street Parking	1450	86,000
	DWELLILNG STRUCTURES		
LA4-3a	Replace Kitchen Cabinets	1460	156,000
LA4-3a	Install marble in Bathrooms	1460	165,000
LA4-13	Replace Floor Tile	1460	140,000
LA4-13	Install marble in Bathrooms	1460	70,200

DWELLING EQUIPMENT

HA wide	Ranges and Refrigerators	1465	90,000
HA wide	Replacement Reserve	1490	212,000
LA4-3a	Relocation Costs	1495.1	70,000

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA wide	9/30/08	9/30/09
LA4-1	9/30/08	9/30/09
LA4-2	9/30/08	9/30/09
LA4-3	9/30/08	9/30/09
LA4-3a	9/30/08	9/30/09
LA4-4	9/30/08	9/30/09
LA4-5	9/30/08	9/30/09
LA4-6	9/30/08	9/30/09
LA4-8	9/30/08	9/30/09
LA4-9	9/30/08	9/30/09
LA4-10	9/30/08	9/30/09
LA4-13	9/30/08	9/30/09

REVISED FY 2006 GRANT

Capital Fund Program  
(CFP) Amendment  
To The Current dated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of New Orleans (HANO), herein called the "PHA" and the United States of America, Secretary of Housing and Urban Development (hereinafter "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) FW 1132 dated 12-1-1988

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to low-income families.

5,108,365 for Fiscal Year 2006 to be retained to under Capital Fund Grant Number LA-980450136

Increase of 5,108,365

PHA Tax Identification Number (TIN) 04-8184

Whereas, HUD and the PHA are entering into the CFP Amendment, Now Let It Be

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (is) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 6-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financial Amendment to the ACC (CFP Amendment attached), HUD will not be the payee, but amortization schedule payments from the grant limited only on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee (Trustee Agreement attached) within 15 days of the due date.

Whether 3.a or 3.b is selected above, the 24-month time period in which the PHA must mitigate the CFP assistance pursuant to section 501(c)(9) of the United States Housing Act of 1957, as amended, (the Act) and 48-month time period in which the PHA must expend this CFP assistance pursuant to section 8(j)(7) of the Act starts with the effective date of the CFP amendment. The date on which CFP assistance becomes available to the PHA for allocation.

The parties have executed this Agreement, and it will be effective on 05/18/07 with an obligation on the date of 05/18/07

U.S. Department of Housing and Urban Development

By Cheryl J. Wilkin Date 5-1-07

Title Hub Director, OPI

Previous versions obsolete

PHA Executive Director

By [Signature]

Title Executive Director

S. Ben Traylor, Jr.

4/18/07

form HUD-52840-A-03-04-000

**CAPITAL FUND PROGRAM TABLES START HERE**

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) P				
PIA Name: Lake Charles Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48PC0459136 Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: )		
		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Tot. Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements	180,000		
4	1410 Administration	1,000		
5	1411 Audit	2,000		
6	1415 Liquidated Damages			
7	1430 Fees and Costs	90,900		
8	1440 Site Acquisition			
9	1430 Site Improvement	104,000		
10	1460 Dwelling Structures	531,200	639,560	
11	1465.1 Dwelling Equipment - Nonexpendable	90,000		
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve	212,500		
16	1492 Moving to Work Demonstration			
17	1495.1 Recreation Costs	70,000		
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 (CFF/C/PHIF) Part**

Grant Name: Lake Charles Housing Authority  
 Grant Type and Number: Capital Fund Program (Rev. No. LA28P00450126)  
 Inspection #: Housing Factor Check  
 Inspection #: Housing Factor Check

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: \_\_\_\_\_  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line No. Summary by Development Account

Line No.	Summary by Development Account	Original	Revised	Obligated	Total As
20	1502 Contingency				
21	Amount of Annual Grant (from Line 2 - 20)	1,250,800			
22	Amount of Line 21 Refund to LHM Additiles		1,395,170		
23	Amount of Line 21 Refund to Section 502 compliance				
24	Amount of Line 21 Refund to Section 502 - Soft Costs				
25	Amount of Line 21 Refund to Section 502 - Hard Costs				
26	Amount of Line 21 Refund to Energy Conservation Allowance				
<b>Total Estimated Cost</b>					



Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CPR/CPRM)

Part II: Supporting Pages

FVA Name: Take Charles Housing Authority Development Number Mamella-Wide Activities	General Description of Activity/ Categories	Grant Type and Number		Federal FY of Grant:		Status of Prsk
		Capital Fund/Program/Grant No: IAA/FP 00450106	Regulatory Housing Factor Grant No:	2006		
LA 6-11	Install marble in bathroom Use of Living Room	1660	22 units	70,200		
LA Wide	Remodel and ReConfigure	1665	66 units	90,000		
LA Wide	Replacement Heating	1496		212,805		
LA 4-3a	Relocation Cost	1495.1		70,000		

**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 Capital Fund Program Grant No: 1A48P00450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006				
Development Number Name/IA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended
IA Wide	Management Improvements	1408		180,000			
IA Wide	Administrative costs	1410		1,000			
IA Wide	Audit	1411		25,000			
IA Wide	A/E Services	1430		90,000			
	SITE						
LA 4-1	Sidewalk repairs	1450	100 lf	2,000			
LA 4-2	Sidewalk repairs	1450	100 lf	2,000			
LA 4-3	Sidewalk repairs	1450	100 lf	2,000			
LA 4-4	Sidewalk repairs	1450	100 lf	2,000			
LA 4-5	Correct drainage	1450		2,000			
LA 4-6	Correct drainage	1450		2,000			
LA 4-8	Correct drainage	1450		2,000			
LA 4-9	Correct drainage	1450		2,000			
LA 4-10	Correct drainage	1450		2,000			
LA 4-3a	Off Street Parking	1450	66 units	86,000			
	DWELLING STRUCTURES						
IA 4-3a	Replace kitchen cabinets	1460	66 units	156,000	210,183		
IA 4-3a	Install marble in bathrooms	1460	66 units	165,000	219,182		
IA 4-13	Replace floor tile	1460	22 units	140,000			

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Management Improvements			280,000
			Planned Start Date (HA Fiscal Year)
			10/01/2007
Total estimated cost over next 5 years			

The Capital Fund Program 5-Year Action Plan is provided above: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. 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

Yes X No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

X Yes  No: d) 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:  
[The Lake Charles Housing Authority in partnership with the Housing Finance Board with Tax Credits will revitalize 129 units owned by the LCHA; the name of the Project is the Villages of Lake Charles.](#)

X Yes No: e) 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:  
[All units owned and operated by the LCHA will be revitalized through the Tax Credit Program. \(129 Units total\)](#)

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

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

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. X Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes x No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Golden Arms Apartments, AND Lloyd Oaks Addition
1b. Development (project) number: LA4-6 and LA4-8
3. Application status (select one) In affect since 1980 Approved; included in the PHA’s Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 135
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes X No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- X Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. X Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

The LCHA has a HomeOwnership Plan in Place but, have no tenants who qualify.

2. Activity Description

- X Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development



**B. Section 8 Tenant Based Assistance**

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)  
*The LCHA has a plan in place, but no tenants who qualify.*

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?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- X 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

- Yes X 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:

*The housing payment will be considered as additional income that will count toward a home mortgage loan. No more than 30% of their monthly gross income goes toward the payment of principal, interest, taxes and insurance payments. Requirements include: full-time employment for at least 2 years with at lease \$10,300 per year or the (federal minimum wage multiplied by 2000 hours), attend a homeowner training program (LSU Ag Center) and finally have a credit score of 620 or higher.*

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

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

1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/24/07

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies  
 Public housing admissions policies  
 Section 8 admissions policies  
 Preference in admission to section 8 for certain public housing families  
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any Programs to enhance the economic and social self-

sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Job training</i>		<i>Specific</i>	<i>PHA Main Office</i>	<i>Both</i>
GED		Other	RAC	Both
Rufus Mayfield Scholarship		Specific	PHA Main Office	Both

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b.  Yes X No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

(1) Outreach and infiltration

### C. Welfare Benefit Reductions

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

- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- X Informing residents of new policy on admission and reexamination
- X Actively notifying residents of new policy at times in addition to admission and reexamination.
- X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

65

**. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

# HOUSING AUTHORITY of the city of LAKE CHARLES

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

## COMMUNITY SERVICE POLICY

Community service has been reinstated under section 12 of the United States Housing Act of 1937.

The Community Service and Self-sufficiency requirement applies to all adults residents in public housing except for those exempted under Section 12 (C) of the act. Public housing tenants exempt from the Community Service and Self-sufficiency requirement are those:

- Age 61 years or older
- Blind or disabled (as defined under 216(j)(1) or 1614 of the Social Security Act (42 U.S.C. 416(j)(1)); and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
- Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specifies below:

1. Unsubsidized employment;
2. Subsidized private-sector employment;
3. Subsidized public-sector employment;
4. Work experience (including work associated with the Refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
5. On-the-job-training;
6. Job-search and job-readiness assistance;
7. Community service programs;
8. Vocational educational training (not to exceed 12 months with respect to any individual);
9. Job-skills training directly related to employment;
10. Education directly related to employment in case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
12. The provision of childcare services to an individual who is participating in a community service program.

The Lake Charles Housing Authority has established this Policy for all residents of the LCHA. All residents will be contacted and informed that this Policy will give individual

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- X High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- Booker T. Washington Courts – LA4-1
- Lloyd Oaks - LA4-5
- Carver Cts – LA4-4

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

- Booker T. Washington Courts**
- Lloyd Oaks**
- Carver Courts**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

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

2. Which developments are most affected? (list below)

**The LCHA has off duty police officers to do foot patrols through out all of its Developments.**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

[The PHDEP has merged with our Operating Budget](#)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### PET POLICY

pliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, to Charles Housing Authority residents shall be permitted to own and keep common old pets. Animals that are an auxiliary for persons with a disability are excluded from this

The ownership of common household pets is subject to the following rules and ones:

Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle. Common household pets are defined as follows:

**BIRD:** Includes Canary, Parakeet, Finch and other species that are normally kept caged, birds of prey are not permitted.

**FISH:** In tanks or aquariums, not to exceed twenty (20) gallons in capacity; poisonous or dangerous Fish are not permitted.

**DOGS:** Not to exceed twenty-five pounds (25#'s), or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended/suggested types of dogs are as follows:

- |              |                   |
|--------------|-------------------|
| a. Chihuahua | e. Cocker Spaniel |
| b. Pekinese  | f. Dachshund      |
| c. Poodle    | g. Terriers       |
| d. Schnauzer |                   |

### NO PIT BULLS, GERMAN SHEPPARD, ROTTWILER OR DOBERMAN PINCHER WILL BE PERMITTED

**CATS:** Cats must be spayed or neutered and be declawed or have scratching posts.

**RODENTS:** Rodents other than hamsters, gerbils, white rats or mice are not considered Common household pets. These animals must be kept in appropriate cages.

**REPTILES:** Reptiles other than turtles or small lizards such as chameleons are not Considered common household pets.

**EXOTIC PETS:** At no time will the ICHA approve of exotic pets, such as snakes, Monkeys, and game pets, etc.

No more than one dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A resident with a dog or cat may also have other categories of "common household pets" as defined above.

Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a



Pet may removed from its cage while inside the owner's apartment for the purpose of handling, but shall not generally be unrestrained.

4. Only one dog or cat is allowed per household. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or Common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, I.C.H.A. employees, or the public by reason of Noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for eviction.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).

All pets shall be registered with the Management Office immediately following their introduction to the community. Registration shall consist of providing:

- a. Basic information about the pet (type, age, description, name, etc.)
- b. Proof of inoculation and licensing.
- c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a resident of the community.
- d. Payment of a \$100.00 Deposit to defray the cost of potential damage done by the pet to the unit or to common areas of the community. The resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages.

TYPE OF PET	PET'S NAME	INOCULATIONS (type & date)
LICENSE DATE		SPAY OR NEUTER DATE

- e. If a resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after 24-hours have elapsed, the resident hereby gives permission for the pet to be released to the local Animal Control Agency, in accordance with their procedures. In no case shall the LCCHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so. This information will be updated annually.

NAME (Night)	ADDRESS	PHONE: (day)	PHONE

- B. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the LCCHA from all claims, causes or action damages or expenses, including attorney's fees, resulting from the action or the activities of his/her pet.

**NOTE:** This policy is an agreement between the head of the household and the Lake Charles Housing Authority and must be signed by all residents.

As head of household, I have read the Pet Policy as written above and understand these provisions. I agree to abide by these provisions fully and understand that permission will be revoked if I fail to do so. Failure to comply with any part of this Policy or to not take corrective action after sufficient notice of the violation shall be cause for termination of the lease signed by you and the Lake Charles Housing Authority.

I certify by my signature that I have read and fully understand this Policy and that I will receive a copy of same.

Resident Name (Please Print)	Address (and Development Name)
Resident Signature	DATE
Public Housing Manager	Paid: \$
Lake Charles Housing Authority	Balance Owed: \$

This Policy adopted by the Board of Commissioners of the Lake Charles Housing Authority in conjunction with the Five Year Consolidated Agency Plan in compliance with Section 526 of the Quality Housing and Work

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

# HOUSING AUTHORITY of the city of LAKE CHARLES

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

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S. Benjamin Taylor, Jr.  
Executive Director

The Lake Charles Housing Authority will abide by all Civil Rights Certification Actions as prescribed by the following:

- a. Title VI of the Civil Rights Act of 1964
- b. The Fair Housing Act
- c. Section 504 of the Rehabilitation Act of 1993
- d. Title II of the American with Disabilities Act of 1999

In addition to the above we will affirmatively further fair housing practices.

Mrs. Margaret Jackson  
Margaret Jackson, Chair  
Board of Commissioners  
Lake Charles Housing Authority

S. Benjamin Taylor, Jr.  
S. Benjamin Taylor, Jr.  
Executive Director

DATE: May 24, 2007

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PO BOX 1208 LAKE CHARLES, LOUISIANA

SECTION 8 PROGRAM  
80 BELLE STREET - SUITE A

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. X Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. X Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes X No: Were there any findings as the result of that audit?
4.  Yes X No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes X No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

Accounting and Auditing  
 Financial Planning and Reporting  
 Grant Planning  
 Neighborhood Advisory Services  
 Specialized Accounting Services

**Independent Auditor's Report**

Board of Commissioners  
 Housing Authority of the City  
 of Lake Charles  
 Lake Charles, Louisiana 70601

Regional Office for General Tax Audit  
 Department of Housing and Urban  
 Development  
 221 W. Lakeside Street, P.O. Box 2625  
 Fort Worth, Texas 76110

**MEMBERS**

Charles E. ...

John P. ...

David L. ...



**DUNN, ROBERTS  
 & COMPANY, LLC**

We have audited the accompanying financial statements of the business type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of The City of Lake Charles as of and for the year ended September 30, 2003, which collectively comprise the Authority's basic financial statements as shown in the table of contents. These financial statements are the responsibility of the management of the Housing Authority of The City of Lake Charles. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of The City of Lake Charles as of September 30, 2003, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated March 15, 2004 on our consideration of the Housing Authority of the City of Lake Charles' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of our audit and should be read in conjunction with this report in considering the results of our audit.

210 City Street  
 Lake Charles, La. 70601

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 Telephone: (337) 483-0100



The management's discussion and analysis on pages 5 through 10 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information, and accordingly, express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying information identified in the table of contents as supplemental information including the schedule of expenditures of federal awards as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Housing Authority of The City of Lake Charles. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

*Dunn, Roberts & Company, LLC*  
DUNN, ROBERTS & COMPANY, LLC

Lake Charles, Louisiana  
March 15, 2007

**Housing Authority of the City of Lake Charles, Louisiana**  
**Management's Discussion and Analysis (MD&A)**

**September 30, 2006**

(Unaudited)

We the management of the Housing Authority of The City of Lake Charles present the following discussion and analysis of the Housing Authority's financial activities for the fiscal year ending September 30, 2006. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Housing Authority's audited financial statements, which follows.

**FINANCIAL HIGHLIGHTS**

- The assets of the Housing Authority exceeded its liabilities at September 30, 2006 by \$24,619,720.
- Of this amount, \$8,370,927 of unrestricted assets may be used to meet the Housing Authority's ongoing obligations to citizens and creditors.
- The remainder of \$16,248,793 represents the net amount invested in land, building, furnishings, leasehold improvements, and equipment, of \$15,068,806, and restricted cash and investments of \$1,182,296.
- The Housing Authority's total net assets increased by \$1,633,236, a 24% increase from fiscal year 2005.
- The Housing Authority continued to operate without the need for debt borrowing during the current fiscal year.

**USING THIS ANNUAL REPORT**

This discussion and analysis is intended to serve as an introduction to the Housing Authority's financial statements. The Housing Authority's basic financial statements are comprised of two components: 1) fund financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The Housing Authority is a special purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

The financial statements are designed to provide readers with a broad overview of the Housing Authority's finances in a manner similar to a private sector business.

The balance sheet presents information on all of the Housing Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating, or otherwise changing in a dramatic manner.

# Housing Authority of The City of Lake Charles, Louisiana Management's Discussion and Analysis (MD&A)

September 30, 2006

(Unaudited)

The statement of revenue, expenses and changes in fund net assets presents information detailing how the Housing Authority's net assets changed during the fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., depreciation and earned but unused vacation leave.).

The statement of cash flows provides information about the Housing Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.

These financial statements report on the functions of the Housing Authority that are principally supported by intergovernmental revenues. The Housing Authority's function is to provide decent safe, and sanitary housing to low-income and special needs populations, which is primarily funded with grant revenue received from the U. S. Department of Housing and Urban Development (HUD) and dwelling rentals.

## **MAJOR PROGRAMS**

The Housing Authority has many programs that are consolidated into a single enterprise fund. The major programs consist of the following:

Low Income Public Housing - Under the Conventional Public Housing Program, the Housing Authority rents units it owns to low-income families. The Conventional Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides an Operating Subsidy to enable the Housing Authority to provide housing at a rent that is based upon 30% of adjusted gross household income. This program is aggregated in the general fund.

Capital Fund Program - The Conventional Public Housing Program also included the Capital Fund Program, the primary funding source for the Housing Authority's physical and management improvements. The formula funding methodology is based on size and age of the Housing Authority's units. This program is aggregated in the general fund.

Section 8 Housing Assistance – Housing Choice Vouchers, Shelter Plus Care and Moderate Rehabilitation - These programs assist low-income families in affording decent safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low-income families.

Management fund – The Management Fund accounts for the activities for which the Housing Authority collects management fees from various projects it manages and rental income from owned office/commercial space and disburses general business expenses associated with those activities.

## **FINANCIAL ANALYSIS**

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.



## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - X Development-based accounting
  - X Comprehensive stock assessment
  - Other: (list below)
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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# HOUSING AUTHORITY of the city of LAKE CHARLES

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

## RESIDENT ADVISORY COUNCIL

### OFFICERS

		<u>Address</u>
President:	Jackie Lewis <u>[Signature]</u> (Signature)	<u>1902 Madonna St.</u>
Chairperson:	<u>[Signature]</u> (Signature)	<u>1481 3rd St Apt. 1469</u>
Secretary:	Emma Louise McCullough <u>[Signature]</u> (Signature)	<u>2418 Anita Dr.</u>
Treasurer:	Mary Ann Roach <u>[Signature]</u> (Signature)	<u>2445 Anita Dr.</u>
Member at Large:	Marie Johnson	<u>1306 N. Gore Blvd.</u>

### A. Resident Advisory Board Recommendations

1. X Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
X Attached at Attachment (File name)Included RAC (Resident Advisory Council)  
 Provided below:

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

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
  - Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)
- b. 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)
- c. 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)

**Resident nominated by other residents, and resident organizations and that list goes to the Mayor and they are appointed by the Mayor of Lake Charles**

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

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

1. Consolidated Plan jurisdiction: City of Lake Charles, Louisiana
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - X THE PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - X 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)
  
  - Other: (list below)

**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, certify  
that the Five Year and Annual PHA Plan of the Lake Charles Housing Authority is  
consistent with the Consolidated Plan of the City of Lake Charles, Louisiana prepared  
pursuant to 24 CFR 200.91.

  
Randy Roach 5/28/07

\_\_\_\_\_  
Signed / Dated by Approving State or Local Official

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: [The jurisdiction consolidated Plan supports the PHA Plan by the signature of the Mayor, of the City of Lake Charles.](#)

**D. Other Information Required by HUD**

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

Drug  
Free

**From:** Ben Taylor  
**Sent:** Monday, July 16, 2007 7:16 AM  
**To:** Barbara Kannady; Fred Kennedy; Linda Lebert  
**Subject:** FW: Implementation Plan Certified - LA004

-----Original Message-----  
From: phas@hud.gov [mailto:phas@hud.gov]  
Sent: Friday, July 13, 2007 7:40 PM  
To: Ben Taylor  
Cc: phas\_perr@hud.gov  
Subject: Implementation Plan Certified - LA004

LA004  
HOUSING AUTHORITY OF LAKE CHARLES  
Fiscal Year End: 09/30/2007  
07/13/2007

Mr. B. Benjamin Taylor, Jr.:

Thank you for certifying your Implementation Plan on Jul 13, 2007. Please save this e-mail as verification that your certification was received by KASS.

Sincerely,

Kyra E Nesbitt  
Acting Program Manager, KASS/TAAS/MRES Subsystems Real Estate Assessment Center

Applicant Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Requiring Federal Grant Funding

Operating Budget

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4-1, Booker T. Washington Cts.

LA4-2, High School Park

4-3, Clark Courts

LA4-3a, Jones Manor

4-4, Carver Courts

LA4-5, Lloyd Oaks

4-6, Golden Arms Apartments

LA4-8, Lloyd Oaks Addition

4-9, Woodway Park

LA4-10, Meadow Park Homes

4-11, Lloyd Oaks Addition 2

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

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

Name of Authorized Official

S. Ben Taylor, Jr.

Title

Executive Director

Signature


Date

5/24/07

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
3248-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" 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		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last receipt _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>		
Congressional District, if known: _____			Congressional District, if known: _____		
<b>6. Federal Department/Agency:</b> Lake Charles Housing Authority			<b>7. Federal Program Name/Description:</b> CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<small>11. Information requested through this form is authorized by 31 U.S.C. section 1352. The disclosure of information obtained in a contract, subaward or other agreement, including any portion of the disclosure, is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress periodically and will be available for public inspection. Any person who fails to file the required disclosure and be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</small>			Signature:  Print Name: <u>E. Ben Taylor, Jr.</u> Title: <u>Executive Director</u> Telephone No.: <u>237 439 4189</u> Date: <u>6/28/07</u>		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	



**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:

OPERATING BUDGET

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 expansion, 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 1052, 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 accompanying 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:

S. BEN TAYLOR, JR.

Title:

EXECUTIVE DIRECTOR

Signature:



Date (mm/dd/yyyy):

6/28/07

**Component 7**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**  
**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number LA4800450106 FFY of Grant Approval: October 10, 2006

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	180,000
4	1410 Administration	1,000
5	1411 Audit	2,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	90,000
8	1440 Site Acquisition	104,000
9	1450 Site Improvement	531,200
10	1460 Dwelling Structures	90,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	212,605
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	70,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	1,280,805
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide	Management Improvements	1408	180,000
HA wide	Administrative costs	1410	1,000
HA wide	Audit	1411	2,000
HA wide	A/E Services	1430	90,000
SITE			
LA4-1	Sidewalk repairs	1450	2,000
LA4-2	Sidewalk repairs	1450	2,000
LA4-3	Sidewalk repairs	1450	2,000
LA4-4	Sidewalk repairs	1450	2,000
LA4-5	Correct Drainage	1450	2,000
LA4-6	Correct Drainage	1450	2,000
LA4-8	Correct Drainage	1450	2,000
LA4-9	Correct Drainage	1450	2,000
LA4-10	Correct Drainage	1450	2,000
LA4-3a	Off Street Parking	1450	86,000
DWELLING STRUCTURES			
LA4-3a	Replace Kitchen Cabinets	1460	156,000
LA4-3a	Install marble in Bathrooms	1460	165,000
LA4-13	Replace Floor Tile	1460	140,000
LA4-13	Install marble in Bathrooms	1460	70,200

**DWELLING EQUIPMENT**

HA wide	Ranges and Refrigerators	1465	90,000
HA wide	Replacement Reserve	1490	212,000
LA4-3a	Relocation Costs	1495.1	70,000

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

HA wide	9/30/08	9/30/09
LA4-1	9/30/08	9/30/09
LA4-2	9/30/08	9/30/09
LA4-3	9/30/08	9/30/09
LA4-3a	9/30/08	9/30/09
LA4-4	9/30/08	9/30/09
LA4-5	9/30/08	9/30/09
LA4-6	9/30/08	9/30/09
LA4-8	9/30/08	9/30/09
LA4-9	9/30/08	9/30/09
LA4-10	9/30/08	9/30/09
LA4-13	9/30/08	9/30/09

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
HA wide				
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements			280,000	10/01/2007
Total estimated cost over next 5 years				

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
LA4-1	Booker T. Washington Courts			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Exterior Painting			103,000	10/01/07
Off Street Parking			76,000	10/01/07
<b>Total estimated cost over next 5 years</b>				

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>LA4-2</b>	<b>High School Park Homes</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
<b>Exterior Painting</b>	<b>10/01/07</b>		<b>88,000</b>
<b>Off Street Parking</b>	<b>10/01/07</b>		<b>56,000</b>
<b>Total estimated cost over next 5 years</b>			

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-3	Clark Courts		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat      10/01/09			205,000
<b>Total estimated cost over next 5 years</b>			



<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-3a	Jones Manor		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat 10/01/10			205,000
<b>Total estimated cost over next 5 years</b>			

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-4	Carver Courts		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat      10/01/07			440,000
<b>Total estimated cost over next 5 years</b>			

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-5	Lloyd Oaks		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat 10/01/08			525,000
<b>Total estimated cost over next 5 years</b>			

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-6	Golden Arms Elderly Apartments		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat      10/01/10			238,000
<b>Total estimated cost over next 5 years</b>			
<b>OPTIONAL 5 YEAR TABLE</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-8	Lloyd Oaks Addition		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat      10/01/09			204,000

<b>Total estimated cost over next 5 years</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
LA4-9	Woodway Park		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Central Air and Heat      10/01/10			200,000
Replace Floor Tile      10/01/08			165,000
<b>Total estimated cost over next 5 years</b>			
<b>Development</b>	<b>Development Name</b>	<b>Number</b>	<b>% Vacancies</b>

<b>Number</b>	<b>(or indicate PHA wide)</b>	<b>Vacant Units</b>	<b>in Development</b>
<b>LA4-10</b>	<b>Meadow Park</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
<b>Central Air and Heat</b>	<b>10/01/10</b>		<b>300,000</b>
<b>Replace Floor Tile</b>	<b>10/01/08</b>		<b>165,000</b>
<b>Total estimated cost over next 5 years</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>LA4-13</b>	<b>Lloyd Oaks Addition 2</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
<b>Central Air and Heat</b>	<b>10/01/10</b>		<b>88,000</b>

<b>Total estimated cost over next 5 years</b>	

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**From:** Ben Taylor  
**Sent:** Monday, July 16, 2007 7:16 AM  
**To:** Barbara Kennedy; Fred Kennedy; Linda Lebert  
**Subject:** FW: Implementation Plan Certified - LA004

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

From: phas@hud.gov [mailto:phas@hud.gov]  
Sent: Friday, July 13, 2007 7:40 PM  
To: Ben Taylor  
Cc: phas\_corr@hud.gov  
Subject: Implementation Plan Certified - LA004

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LA004

HOUSING AUTHORITY OF LAKE CHARLES  
Fiscal Year End: 09/30/2007  
07/13/2007

Dear S. Benjamin Taylor, Jr.:

Thank you for certifying your Implementation Plan on Jul 13, 2007. Please save this e-mail as verification that your certification was received by RASS.

Sincerely,

Myra E Newbill  
Acting Program Manager, NASS/RASS/MASS Subsystems Real Estate Assessment Center





your text here

# RESIDENT MEETING ON 5 YEAR PLAN

ALL RESIDENTS ARE REQUESTED TO  
ATTEND THIS MEETING TO DISCUSS WHAT  
HOUSING WILL DO WITHIN THE NEXT 5  
YEARS.

WHEN: THURSDAY, APRIL 26, 2007  
WHERE: GOLDEN ARMS COMMUNITY  
1481 3RD STREET  
TIME: 4:30 P.M.



RESIDENT ADVISORY C  
for the  
HOUSING AUTHORITY of the CITY

REGISTRATION FOR 5 YEAR PLAN PUBLIC MEETING  
4:30 PM.

NAME:	UNIT ADDRESS:
Phillip Seom	674 Daisy Dr.
Vernice Johnson	
Theresa Theriot	668 P Dixy Drive
Mary Zeron	2404 Anita St
Sandra Zeron	2404 Anita St
Margaret M Jackson	1804 Crawford St
Margaret Smith	2445 Anita Dr
Jessica Green	1403 Pratts St

NAME:

UNIT ADDRESS:

Beyla Easton	1407 Ardmore St
Henry Wood	1303 DRYIN Street
Franklin B. B. B. B.	1451 3rd St #
Edna Jones	1481 3rd St apt 14
Harold J. Johnson	1481 3rd St # 147
Michael B. B.	1481 3rd apt 1421
Esther Williams	1481 3rd apt 1455A
Emergence Galy	1481 3rd 1473A
Deanna Hunt	1481 3rd Apt 1026
Alfred B. Brown	1481 3rd Apt 1036
James J. Allen	1481 3rd apt 1016
John B. B. B. B.	1714 3rd St
Joseph B. B.	1604 3rd St

RESIDENT ADVISORY COUNCIL  
5 YEAR PLAN REASSESSMENT  
THURSDAY, APRIL 26, 2007

Name of Development \_\_\_\_\_

Unit Address: \_\_\_\_\_

Please check all yes. If a need to be addressed in your unit and underline exactly what needs to be done to correct the problem.

EXTERIOR GROUNDS AND COMMUNITY BUILDING:

Off Street Parking

More Security Lights

Exterior Painting

Roof (repair and/or replace) Is the roof presently leaking?    yes    no

Screen Door (repair or replace)

Entrance and/or Exit Doors (repair - replace - paint)

Walkway (repair - replace)

Landscaping and/or debris removal

INTERIOR

Living Room

walls (repair - repair - paint)

floors (replace missing tiles - retile)

ceiling (replace - repair - paint)

light fixtures (repair - replace)

electrical outlets (replace - replace outlet plate)

windows (repair - replace)

blinds (repair - replace)

Kitchen

stove (replace - repair)

refrigerator (replace - repair)

cabinets (replace - repair - paint)

walls (replace - repair - paint)

floors (replace missing tiles - retile)



ceiling (replace - repair - paint)  
furnets (replace - repair - leaking)  
sink drain (replace - repair - leaking)  
washer connections (leaking)  
dryer connections (replace - repair)  
light fixture (replace - repair)  
electric outlets (replace - repair - replace plate)

entry room: Please state if bedroom 1-4 by placing number next to problem:

walls (replace - repair - paint) room # \_\_\_  
floors (replace missing tiles - refinish) room # \_\_\_  
ceiling (replace - repair - paint) room # \_\_\_  
light fixture (replace - repair) room # \_\_\_  
electric outlets (replace - repair) room # \_\_\_  
closet doors (replace - repair - paint) room # \_\_\_  
blinds (replace - repair)  
doors (replace - repair - paint)

living room

door (replace - repair - paint)  
bowl (replace - repair - leaking)  
toilet (replace - repair - leaking)  
bath tub (replace - repair - leaking)  
floor (replace missing tiles - refinish)  
ceiling (replace - repair - paint)  
lucn closet door (replace - repair - paint)  
shower connections (replace - repair - leaking)  
light fixture (replace - repair)  
electric outlets (replace - repair - missing plate)  
walls (replace - repair - paint)  
blinds (replace - repair)  
medicine cabinet (replace - repair)

miscellaneous: If you agree these are needed, please check.

Central Air/Trer

Showers in all Public Housing Units

Security Cameras In and Around all Public Housing Developments

**RESIDENT ADVISORY COUNCIL  
for the  
HOUSING AUTHORITY of the CITY of LAKE CHARLES**

Jacqueline Lewis-President  
Marie Johnson-Acting Secretary  
Mary Joana Jackson

Office: (504) 310-4534  
Fax: (504) 310-4537  
Email: [rac@lchs.housing.org](mailto:rac@lchs.housing.org)

**MINUTES OF 3 YEAR PLAN PUBLIC MEETING  
THURSDAY, APRIL 26, 2007  
COMMUNITY BUILDING-1481 3<sup>rd</sup> ST.**

CALL TO ORDER: 4:55pm

ROLL CALL: Present: Representing the Housing Authority:  
Fred Kennedy-Moderation Coordinator  
Margaret Jackson-President of Board of Commissioners

Representing the Resident Advisory Council:  
Jacqueline Lewis-President of RAC, Presiding Officer and  
Development Captain for Clover, Jeter and Claris

Marie Johnson-Acting Secretary of RAC

Mary Reade-Treasurer of RAC and Development Captain for  
Meadow Park

Heidy Harris-Development Captain for Golden Arms-High  
High School Park and Harbor 11, Washington Courts

Philip Siam-Development Captain for Lowd Oaks, 18<sup>th</sup> St  
and Woodway Park

Residents in attendance reside in:  
Golden Arms - High School Park - Lloyd Oaks - Meadow Park-  
and Career Courts developments.

**ITEM 1: INTRODUCTION OF HOUSING STAFF**

Jackie Lewis introduced Fred Kennedy, Margaret Jackson and the Resident Advisory Council officers and explained the purpose of this public meeting. Each resident had been given a copy of the agenda, a reservation form in order to document damages and repairs needed to their individual unit and a policy statement regarding the excessive violence within our developments.



Fred Kennedy explained the need for the 5 Year Plan and how it is used to seek funding and setting the priority as to what can and should be done to upgrade the units in as little time as possible. He further explained the entire process that takes place before modernization is enacted.

#### ITEM III: EXPLANATION OF RESIDENT INDIVIDUAL RENOVATIONS SURVEY (REASSESSMENT FORM)

Jackie Lewis explained the importance of residents completing the form and how the information they provide will be used. The main suggestions residents had was the necessity for having structural equality in all units. This included all units having showers, storage units, off street parking and new range hoods. Fred Kennedy explained how this goal could be achieved by using Lloyd Oaks Development, which is presently under going renovations, as an example. He told the resident that this particular development is under modernization and exactly what the Housing Authority is doing to the interior of the units. Jackie Lewis informed the residents that the Council is active and included in all renovations plans and that the Council inspects all units before and after completion of all work to them.

#### ITEM IV: QUESTIONS CONCERNING PLAN:

The floor was opened for any questions residents may have in regards to the 5 Year Plan and other needed repairs, damages and the need to revisit the 'EMERGENCY ON CALL POLICY'. The main question residents had was in regards to the way emergency, after hours work orders were being handled. Residents complained that there had been occasions where they have had to go an entire weekend without working refrigerators and/or with stopped up toilets. They feel as though there needs to be a change in the way the Housing Authority handles emergency calls after hours.

#### ITEM V: IMPROVING SECURITY IN DEVELOPMENTS

Residents voiced their concern over the serious increase in violence in all our developments and questioned what the Housing Authority intends to do in regards to the problem. Jackie Lewis explained that the Council had presented the Housing Authority and the Board of Commissioners with a proposal seeking:

- a) Housing Authority issued ID badges for all adults and teens appearing on the Housing Lease to enable police and other to better identify who resides in housing.
- b) On Site Security in all developments with high crime levels.
- c) Security Camcras in all developments;
- d) The complete fencing in of all developments located in high crime areas.

**STOP THE VIOLENCE NOW OR FACE IMMEDIATE EVICTION!!!**

THE RESIDENT ADVISORY COUNCIL'S OFFICE HAS BEEN FLOODED WITH REPORTS OF VIOLENCE WITHIN ALL OUR DEVELOPMENTS.

THE FIGHTINGS, STABBINGS, SHOOTINGS AND GANG FIGHTS WILL STOP IMMEDIATELY OR THE COUNCIL WILL SEEK THE FOLLOWING FOR ALL OUR DEVELOPMENTS:

HOUSING ID BADGES FOR ALL ADULTS AND TEENS LIVING IN HOUSING;

SECURITY CAMERAS INSTALLED IN AND AROUND EVERY DEVELOPMENT;

SECURITY GUARDS IN HIGH CRIME DEVELOPMENTS;

THE COMPLETE FENCING IN OF ALL DEVELOPMENTS!




THE HEAD OF HOUSEHOLD IS RESPONSIBLE FOR EVERYONES CONDUCT AT THEIR UNIT. IF ANY MEMBER OF YOUR FAMILY AND/ OR YOUR VISITORS AND/OR A VISITOR OF YOUR FAMILY MEMBER IS FOUND COMMITTING ANY VIOLENT ACT ON HOUSING PROPERTY, YOU AND YOUR ENTIRE HOUSEHOLD WILL BE EVICTED!!!

THE RESIDENT ADVISORY COUNCIL




### IMPLEMENTATION PLAN

#### LA004 - HOUSING AUTHORITY OF LAKE CHARLES for 2007

Enter the date that you completed each of the following required items. The date must be within 06/26/2007 and 07/16/2007, and on or before today's date.

Activity	Date of Event (mm/dd/yyyy)
NOTE: Media Packet information can be found on the PIA Main Page.	
Display Poster(s)	06/26/2007 
Distribute Flyers to Residents	07/16/2007 
Resident Meeting or Newsletter	07/16/2007 

If you have used other activities to promote the survey, please enter a brief description and date that action was completed. The date must be within 06/26/2007 and 07/16/2007, and on or before today's date.

Other Activity	Date of Event (mm/dd/yyyy)
<input type="text"/>	<input type="text"/> 
<input type="text"/>	<input type="text"/> 
<input type="text"/>	<input type="text"/> 

Print the certification confirmation page and maintain this document for three years as a permanent record of certification documentation for HUD on-site review per 24 CFR 902.60(d)(2).

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For Comments or Questions click here for the [REAC Technical Assistance Center](#)

If you experienced difficulties with screen accessibility, please call (888) 245-1880, or e-mail [PIA\\_Survey\\_Feedback@hud.gov](mailto:PIA_Survey_Feedback@hud.gov).

