

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007/2008

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

Other (list below)

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

X Main business office of the PHA

X PHA development management offices

Other (list below)

ATTENTION ALL RESIDENTS!!!

VERY IMPORTANT RESIDENT MEETING!

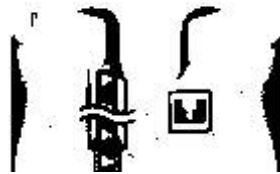
**TOPIC: HOUSING AUTHORITY'S
PERFORMANCE AND EVALUATION REPORT**

WHEN: THURSDAY, MAY 8, 2008

TIME: 4:30PM.

**WHERE: GOLDEN ARMS COMMUNITY BUILDING
1481 3RD. STREET**

PLEASE COME OUT AND VOICE YOUR OPINION!!!



HOUSING AUTHORITY of the city of LAKE CHARLES

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

here:
ackson
arles Robertson
ner
annon
phy

April 10, 2008

S. Benjamin Taylor, JR.
Executive Director

Lake Charles American Press
P.O. Box 2893
Lake Charles, Louisiana 70602

Re: Legal Ad

To Whom it may concern:

Please run the attached ad in your American Press on the following date:

Monday April 14, 2008
Monday April 21, 2008 and
Monday April 28, 2008

PUBLIC NOTICE

The Lake Charles Housing Authority is giving notice of a Public Hearing on Thursday May 8, 2008 at 1481 3rd Street, Golden Arms Community Building at 4:30 PM regarding the Consolidated Annual Performance and Evaluation Report for the 2007/08 Consolidated Plan. There will be a draft copy of components of its Annual Agency Plan, for public review 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 Gladys Harris, President of the Resident Advisory Council, at 1409 St. Mary Drive, Lake Charles, La. 70601.

3. Are you an American citizen or permanent resident?

Are you an American citizen or permanent resident? (select all that apply):

Yes, I am a naturalized citizen of the United States for at least 3 years of residence prior to the date of application and 1 year of residence in the United States immediately preceding the date of application.

Yes, I am a naturalized citizen of the United States for at least 3 years of residence prior to the date of application and 1 year of residence in the United States immediately preceding the date of application, and I have been a member of the armed forces of the United States for at least 1 year of service.

Yes, I am a naturalized citizen of the United States for at least 3 years of residence prior to the date of application and 1 year of residence in the United States immediately preceding the date of application, and I have been a member of the armed forces of the United States for at least 1 year of service, and I have been a member of the National Guard or Reserve for at least 1 year of service.

No, I am not a citizen or permanent resident of the United States.

4. Use of the Project -Based Voucher Program

Intent to Use Project -Based Assistance

Yes No: I am planning to use the Project -Based Assistance program for my child's education. I am planning to use the Project -Based Assistance program for my child's education.

1. Yes No: Are there any other children in your household who are currently receiving Project -Based Assistance? (If yes, please list the names of the children and the amount of assistance received.)

- No other children in household.
- Yes, other children in household. (Please list the names of the children and the amount of assistance received.)
- Other (please specify):

2. Are you currently living in a public housing unit (either a large or small area)?

Joseph L. Thomas
Mary Ann Thomas
Wadey Hanes
Frankie Lee
Howe Johnson
Bernice Hill
Mable Syas
Lorell Brown
Trudy Baker

1467 3rd St
1467 3rd St
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1467 3rd St

Golden Arms Arts
Golden Arms

PHS

PHS 01 08 11:24

Ernie McCallagy 2418 Cinet Dr Meadows park
May C Lewis 1001 3rd St High School Park
Lena Smith 1706 2nd High School Park
Lewie Hardy 1713 2nd High School Park
Geraldine Tutson 16138 3rd St High School Park

PHASE 10 IN 2004

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

Gladys Harris – President
Jackie Lewis – Vice-President
Mary Roach – Secretary
Marie Johnson – Treasurer

Office: (337) 310-4538
FAX: (337) 310-4537
1409 St. Mary Dr.
Lake Charles, La. 70601

YOUR RESIDENT ADVISORY COUNCIL

The Resident Advisory Council for the Housing Authority of the City is your (residents') tenant organization. The Council is your representation before the Board of Commissioners and the Housing Authority's different department heads. We hold meeting for residents on a regular basis and seek your input into what the Council concerns should be. The Council also maintains certain programs to address several needs of our residents.

1) ADULT BASIC EDUCATION CLASSES:

Adult Basic Education Classes are held every Tuesday and Thursday from 9:00am through 12:00 noon during the school year. All residents, 17 years and older, who wish to improve their Reading, English and Math skills are welcome to attend. Classes are held in the Carver Courts Community Building located at 1409 St. Mary Dr.

2) AFTER SCHOOL PROGRAM

After School Activities are being held at the Carver Courts Community Building Monday through Thursday from 3:30pm until 5:00pm. Any residents interested in starting the program in their development for the next school year, please feel free to contact Jackie Lewis at the Council office any Tuesday or Thursday between the hours of 9:00am and 12:00 noon. We would be very proud to assist you in starting the program.

3) WOMEN'S BIBLE STUDIES

A Women's Bible Class is conducted every Wednesday at the Carver Courts Community Building for all women 17 years of age and older. Not only do we study the Word but we also do all sorts of arts and crafts. Any woman interested in attending the class, please feel free to contact Jackie Lewis.

4) The Council also conducts various other SPECIAL PROGRAMS to celebrate all holidays. ALL RESIDENTS ARE ENCOURAGED TO COME OUT AND GET INVOLVED!!!

RESIDENT ADVISORY COUNCIL
for the
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1409 St. Mary Dr.
Lake Charles, La. 70601

RESIDENT ADVISORY COUNCIL
PERFORMANCE AND EVALUATION FINAL REPORT

TOTAL ATTENDANCE: 24

HOUSING AUTHORITY REPRESENTATIVE: BEN TAYLOR, DIRECTOR
MARGARET JACKSON, BOARD
FRED KENNEDY, RENOVATIONS

RESIDENT ADVISORY COUNCIL: GLADYS HARRIS, PRESIDENT
JACKIE LEWIS, VICE-PRESIDENT
MARY ROACH, SECRETARY
MARIE JOHNSON, TREASURER
JOSEPH THOMAS, RECORDING SEC.

DEVELOPMENTS REPRESENTED: CARVER-JONES-CLARKE
GOLDEN ARMS-HIGH SCHOOL PARK
MEADOW PARK

AVERAGE YEARS RESIDENTS LIVED IN HOUSING: 9 ½ YEARS

QUALITY OF SERVICE SURVEY SCORES:

ADMISISTRATION 3.5 = GOOD

MAINTENANCE 2.9 = FAIR

MANAGERS AND STAFF 3.5 = GOOD

PEST CONTROL 0 = VERY POOR

NEWSLETTER 3.3 = GOOD

INSPECTION PROCESS 3.2 = GOOD

5 MOST IMPORTANT IMPROVEMENTS

- 1) CENTRAL AIR AND HEAT
- 2) OFF STREET PARKING
- 3) SECURITY PATROLS – SECURITY I
- 4) PLAYGROUND EQUIPMENT AND F
- 5) LARGER COMMUNITY BUILDINGS


Jackie Lewis

DATE: Nov 9 2008

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.

 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 this mission the LCHA 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.

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)
- X Improve voucher management: (SEMAP score)
- 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:
- X Other: (list below)

The Lake Charles Housing Authority is in the process of renovating 123 Units owned and Managed by the LCHA under Section 8 guidelines. The name of this Project is “The Villages of Lake Charles”. This is possible through the sale of Tax Credits. In Addition, the Lake Charles Housing Authority has applied for the HOPE VI Grant in partnership with the City of Lake Charles which will completely renovate our Development LA4-1, Booker T. Washington Courts, as well as clean up a section of the City that is in dire need of an uplift.

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:
- 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:
 - 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 vacant units**
- H. To continue to enforce our "One Strike, you're Out" Policy 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 improve living conditions for our residents through revitalization with our HOPE VI Application**
- M. To be cognizant of preferences in Policy stated by LCHA**
- N. To continue to bring all Units damaged by Hurricane Rita back on line and to full availability. As of November, 2007, we are approximately 75% completed with repairs to all damages done by Hurricane Rita.**
- O. To implement Project Based Applications**

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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 manages 833 Units of Low income Public Housing at 11 scattered sites within the city limits of the City of Lake Charles; approximately 1600 Units Housing Choice Vouchers; 198 Units of Section 2210 at an elderly High Rise called Chateau Affordable; 119 Units owned and managed by the LCHA under Section 8 Guidelines and 20 Units of Handicap 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 policies and procedures are in order to ensure equitable treatment for all applicants and residents, as well as the 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, as well as the revitalization of our Units through the HOPE VI Application, will guarantee marketability into the next two decades.

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9. Designation of Housing
10. Conversions of Public Housing
11. Homeownership
12. Community Service Programs
13. Crime and Safety
14. Pets (Inactive for January 1 PHAs)
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management
18. Other Information

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:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies X 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 X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> 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 under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Over all	Affor d- abilit y	Supp ly	Quali ty	Acce ss- ibilit y	Size	Loca - tion
Income <= 30% of AMI	1						
Income >30% but <=50% of AMI	32						
Income >50% but <80% of AMI	0						
Elderly	55						
Families with Disabilities	196						
Race/Ethnicity	202 W						
Race/Ethnicity	1338 B						
Race/Ethnicity	4 Asian						
Race/Ethnicity							

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: 2006
- 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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> 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
Waiting list total	1564		
Extremely low income <=30% AMI	1		
Very low income (>30% but <=50% AMI)	32		
Low income (>50% but <80% AMI)	0		
Families with children	859		
Elderly families	55		
Families with Disabilities	196		
Race/ethnicity	202 White		
Race/ethnicity	1338 Black		
Race/ethnicity	4 Asian		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	426		

Housing Needs of Families on the Waiting List			
2 BR	243		
3 BR	83		
4 BR	15		
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 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			

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 LCHA ARE:

Family Low Income Public Housing
Elderly Low Income Public Housing

Section 8 Housing Assistance
Section 203 Elderly High Rise
Units owned and managed under Section 8 Guidelines.

The LCHA 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 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 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 until the new Project Based applications program is up and running.

The LCHA Grievance Procedures shall be applicable to all individual grievances as defined in its Grievance Policy, between the resident and the LCHA. 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. The LCHA offers 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 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 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 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 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 these goals are 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 Board of Commissioners
Of the Lake Charles Housing Authority
RESO: 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 since Hurricane Rita and Hurricane Katrina.

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- 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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

- 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,455,037	Public Housing Operations
b) Public Housing Capital Fund	\$3,158,405	Capital Funds
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,140,968	Section 8 and Moderate Rehab
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	\$394,933	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,499,114	Public Housing Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$14,648,457	

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.

(1) Eligibility

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

- X When families are within a certain number of being offered a unit: (state number) [ten days to update eligibility](#)
- When families are within a certain time of being offered a unit: (state time)
- X Other: (describe) [Verified at time of Application and a letter is sent to advise Applicant of eligibility](#)

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

- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- Other (describe)

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

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

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

(2)Waiting List Organization

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

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

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

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

The LCHA is in the process of implementing site based applications

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?3

2. X 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

3. X Yes No: May families be on more than one list simultaneously

If yes, how many lists? 2

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

PHA main administrative office

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

(3) Assignment

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

- One
- 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?

b. 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)

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- X Residents who live and/or work in the 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)

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.

X Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness

2 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?

b. X 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:

X Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

[LA4-1](#), [LA4-4](#), [LA4-3](#), [LA4-3A](#)

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 deconcentration of poverty and income-mixing

Other (list below)

HOUSING AUTHORITY of the City of Lake Charles

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

POLICY

DECONCENTRATION / INCOME MIXING

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

The LCCHA does not intend to utilize and/or impose any specific income or racial quotas nor will the LCCHA offer incentives for eligible families to occupy units in Developments predominantly occupied by families having either 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 LCCHA Policy is stated as follows:

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

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

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) [Housekeeping](#), [Rental History](#)

Other (list below)

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

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

d. Yes X 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)

X Criminal or drug-related activity

X Other (describe below) [Housekeeping](#), [Rental History](#)

(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

x Federal public housing

x Federal moderate rehabilitation

x 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)

X PHA main administrative office

Other (list below)

(3) Search Time

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

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

Former Federal preferences

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

Victims of domestic violence

X Substandard housing

X Homelessness

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

Other preferences (select all that apply)

X 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)

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

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

Other preferences (select all that apply)

- X 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)

- 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)

- 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)

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

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)

X 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---

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

b. Minimum Rent

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

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

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

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

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

1. X Yes 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:

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)

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

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

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

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

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

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
- 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?

RENT CALCULATION WORK SHEET
(Non-Welfare Rent State)

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

Annual Income X 12 = _____ (is monthly income)
Adjusted Income X 12 _____
Annual Income times 10% of Monthly Income _____
Adjusted Income times 30% of Monthly Income _____
Minimum Rent: _____

CALCULATING INCOME-BASED RENT

Enter higher of Monthly Income and Adjusted income _____
(Basic Rent Formula)
Enter higher of Minimum Rent and basic rent formula _____
(This ensures that no one pays less than the minimum rent)

CHOICE OF RENT

Enter Income based rent: _____
Enter Flat Rent: _____
Enter Rent chosen by Tenant: _____

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

Enter Utility Allowance: _____
Subtract Allowance from Income-based Rent: _____
(Tenant Rent)

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

BY: _____
(PHM Initial)

(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.)
- 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)

**HOUSING AUTHORITY
of the city of LAKE CHARLES**

Providing safe, decent, affordable housing to low income families

RENT DETERMINATION

The Lake Charles Housing Authority has the following Rent Charged Policies in place:

Low Rent Public Housing:

Minimum Rent: \$50.00

FLAT RENTS:

The Lake Charles Housing Authority used the following methodology to determine the flat rents for its residents. We used non-subsidized rents found in each rent collection area. Each area was grouped in relation to the three Development Offices. We obtained our prices by researching listed rental properties in each area as advertised in the official journal of the Lake Charles Housing Authority, the American Press, and our research of Rent Reasonableness for the Section 8 Program.

BEDROOM SIZE	NON-SUBSIDIZED RENT	UTILITY ALLOWANCE	FLAT RENTS
<u>AREA ONE (LA4-1)</u>			
0 BR	250.00	+23.00	\$273.00
1 BR	270.00	+27.00	\$297.00
2 BR	325.00	+32.00	\$357.00
3 BR	450.00	+38.00	\$488.00
4 BR	600.00	+41.00	\$641.00
<u>AREA TWO (LA4-6)</u>			
1 BR	400.00	+27.00	\$427.00
2 BR	450.00	+32.00	\$482.00
3 BR	500.00	+38.00	\$538.00
4 BR	Not available	+41.00	\$579.00
<u>AREA THREE (LA4-5)</u>			
1 BR	400.00	+37.00	\$437.00
2 BR	575.00	+32.00	\$607.00
3 BR	600.00	+38.00	\$638.00
4 BR	Not Available	+41.00	\$679.00

Section 8:

Minimum Rent: \$50.00

Payment Standards:

1 BR	\$ 443.00
2 BR	\$ 563.00
3 BR	\$ 737.00
4 BR	\$ 923.00

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

100% of FMR

Above 100% but at or below 110% of FMR

X Above 110% of FMR (if HUD approved; describe circumstances below)

Due to hurricane damage to area available living spaces the Section 8 program had to increase its FMR due to circumstances beyond its control.

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

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

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

X FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

X To increase housing options for families

Other (list below)

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

X Annually

Other (list below)

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

X Success rates of assisted families

X Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

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

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

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)

[The Lake Charles Housing Authority is a High Performer](#)

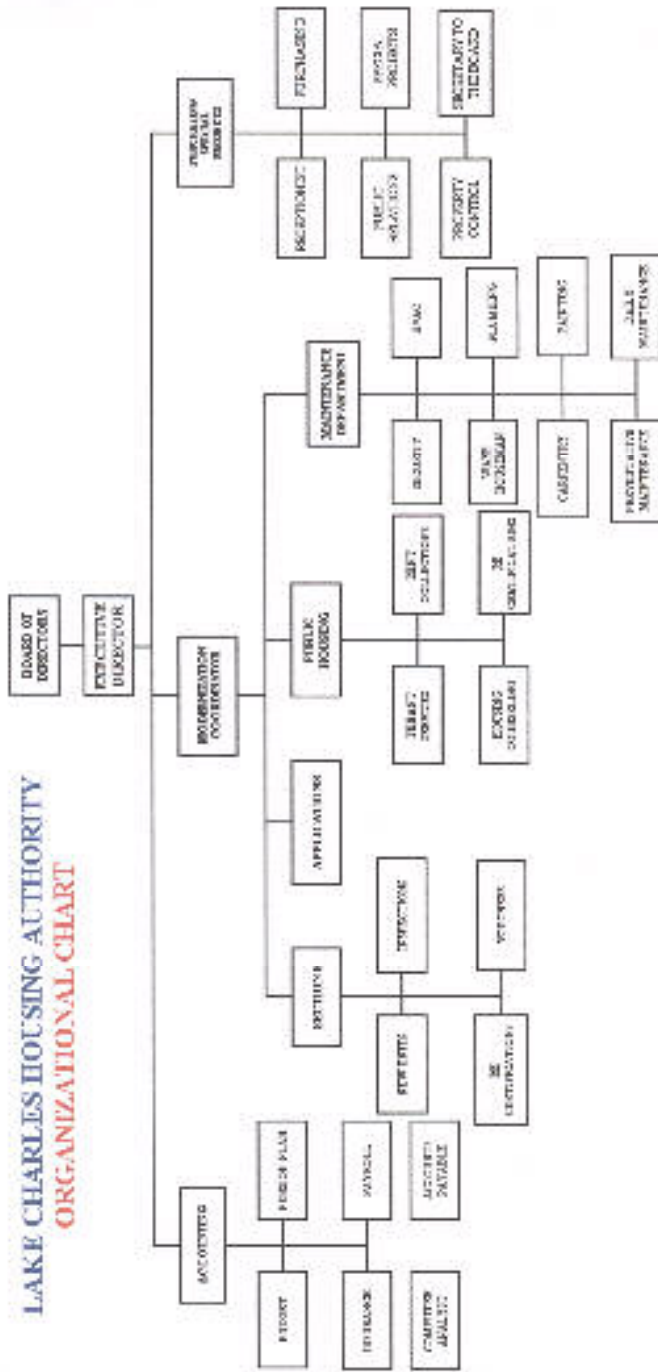
A. PHA Management Structure

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:

**LAKE CHARLES HOUSING AUTHORITY
ORGANIZATIONAL CHART**



SUCCESSION PLAN

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 Lake Charles Housing Authority 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	960	
Section 8 Certificates		
Section 8 Mod Rehab	70	
Special Purpose Section 8 Certificates/Vouchers (list individually)	DHAP 70	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)	123 Management Units	

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)

1. ACOP
2. Comprehensive Maintenance Plan

(2) Section 8 Management: (list below)

1. 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.

The Lake Charles Housing Authority is a designated high performer

A. Public Housing

1. Yes 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)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes 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
- X Other (list below)
 - Project Manager's Office

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.

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

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.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment A Capital Funds
-or-

- X The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Using Vector (CAPCFPRH)
 Part II: Supporting Pages

FES Name		Green Type and Period	LAAS/2000/100	Fiscal FY of Green			
WALK CAPITAL PROGRAM - 2000/01		Capital Fund Program Green No	Replacement/Trade-In/Trade-In No	2000			
Account Number	Account Description (Refer to Work Category)	Est. Acct No	Quantity	Total Estimated Cost	2000 Actual Cost	Balance	
000000							
				Original	Revised	Transferred	Transferred
000000	Other Improvements/Trade-In/Trade-In	1400	50	\$100,000			
000000	Trade-In/Trade-In	1410		1,000			
000000	Trade-In/Trade-In	1411		1,000			
000000	Trade-In/Trade-In	1412		20,000			
000000	Site Improvements/Trade-In/Trade-In	1420	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1421	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1422	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1423	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1424	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1425	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1426	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1427	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1428	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1429	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1430	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1431	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1432	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1433	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1434	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1435	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1436	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1437	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1438	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1439	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1440	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1441	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1442	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1443	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1444	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1445	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1446	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1447	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1448	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1449	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1450	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1451	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1452	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1453	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1454	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1455	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1456	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1457	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1458	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1459	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1460	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1461	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1462	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1463	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1464	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1465	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1466	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1467	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1468	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1469	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1470	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1471	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1472	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1473	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1474	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1475	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1476	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1477	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1478	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1479	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1480	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1481	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1482	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1483	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1484	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1485	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1486	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1487	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1488	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1489	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1490	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1491	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1492	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1493	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1494	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1495	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1496	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1497	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1498	200 LF	1,000			
000000	Site Improvements/Trade-In/Trade-In	1499	200 LF	1,000			

Capital Fund Program Tables Page 5

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHS Name: Housing Program/Number (4- 9)ID:	Year	Original 5-Year Plan Section No:			
		Work Statement for Year 1 FY Grant 2009 PHS FY 2009	Work Statement for Year 2 PHS Grant 2010 PHS FY 2010	Work Statement for Year 3 PHS Grant 2011 PHS FY 2011	Work Statement for Year 4 PHS Grant 2012 PHS FY 2012
HA 0001	2009	25,000,000.00	2,250,000.00	42,000,000.00	1,250,000.00
HA 0001	2010		139,000,000.00		725,000.00
HA 0001	2011		139,000,000.00		150,000.00
HA 0001	2012	529,000,000.00			700,000.00
HA 0001	2013			525,000,000.00	275,000.00
HA 0001	2014				200,000.00
HA 0001	2015			60,000,000.00	
HA 0001	2016			60,000,000.00	
CFP Funds Used for Start Activity		51,200,000.00	41,500,000.00	1,232,500.00	51,500,000.00
Equipment Buying; Direct Trade *					

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

- X Yes 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:
[LA4-1, Booker T. Washington Courts](#)

- 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:

- 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:
LA4-1, Booker T. Washington Courts through the HOPE VI Grant if awarded to LCHA

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 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.)

Demolition/Disposition Activity Description
1a. Development name: Carver Courts and Booker T. Washington Courts
1b. Development (project) number: LA4-4, LA4-1
2. Activity type: Demolition <input checked="" type="checkbox"/> And Replacement of Units Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/20/08</u>
5. Number of units affected: Carver Courts approximately 8, Booker T. Washington Courts approximately 20
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: N/A b. Projected end date of activity: N/A

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. 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.) The LCHA has designated housing for elderly in place in two Developments, LA4-6, Golden Arms and LA4-8, Lloyd Oaks Addition and several one bedroom units scattered through out the Developments

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 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Golden Arms and Lloyd Oaks Addition
1b. Development (project) number: LA4-6 and LA4-8
2. Designation type: Occupancy by only the elderly X Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) 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: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input 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

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.

Conversion of Public Housing Activity Description	
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)]

THERE ARE NO QUALIFIED APPLICANTS TO HOMEOWNERSHIP BEING ADMINISTERED BY THE PHA AT THIS TIME.

A. Public Housing

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

1. 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.)

2. Activity Description

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input checked="" 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 checked="" 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: 92
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

1. 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.)

2. Program Description:

a. Size of Program

- 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)

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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:

X Yes No: Has the PHA has 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? 01/01/95

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

X Client referrals

X Information sharing regarding mutual clients (for rent determinations and otherwise)

X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

Jointly administer programs

X 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)

X Public housing rent determination policies

X Public housing admissions policies

X 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

X Preference/eligibility for public housing homeownership option participation

X 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.)

Services and Programs				
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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	

b. X Yes 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:

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)

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

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
- X Residents fearful for their safety and/or the safety of their children
- X Observed lower-level crime, vandalism and/or graffiti
- X 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).

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- X Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports

- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
- LA4-1, BOOKER T. WASHINGTON COURTS
 - LA4-2, HIGH SCHOOL PARK
 - LA4-4, CARVER COURTS
 - LA4-5, LLOYD OAKS

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)

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

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

ALL DEVELOPMENTS OF LCHA ARE AFFECTED

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)

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: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF LAKE CHARLES

Providing safe, decent, affordable housing to our residents

LAKE CHARLES HOUSING AUTHORITY ADDENDUM TO PET POLICY (June, 2006)

In conjunction with Section 526 of the Quality Housing and Work Responsibility Act of 1998, the Lake Charles Housing Authority desires that the pet rules be updated to meet current standards. Animals that are not suitable for persons with a disability are excluded from this policy. It is the policy of the LCHA that household pets are subject to the following rules and restrictions:

- Common household pets will be defined as "domesticated animals" such as dogs, cats, birds, rodents, fish or turtles. Common household pets are defined as follows:
 - Bird: Includes Canaries, parrots, Finch and other species that are normally kept in cages. Birds of prey are not permitted in homes or apartments, nor in enclosed housing. All policies in existing policies do not apply. For any not permitted.
 - Dogs: Must be at least three feet pounds (136 lbs); weight of Boston Terrier (15 lbs) to height of 18" growth. Dogs must be registered with the Lake Charles Housing Authority. Dogs are not allowed in the following areas:
 - a. LCHHA buildings
 - b. Public areas
 - c. Parks
 - d. Schools
 - e. Outdoor Storage
 - f. Daycare
 - g. Tennis

NO DOGS, CATS, RODENTS, BIRDS, TURTLES OR FISH ARE PERMITTED

 - Cats: Cats may be spayed or neutered and be vaccinated as a condition of allowing pets.
 - Animals: Animals that have bites, scratches, urine, feces or other odors are not considered common household pets.
 - Snakes: Snakes that are kept in a separate cage.
 - Reptiles: Reptiles that do not crawl through the channels are not considered common household pets.
 - Exotic Pets: As a condition of the LCHA approval of pets, all exotics, snakes, guinea pigs, etc.
- No more than one pet shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be a limit on the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons will be permitted. A resident with a dog or cat may also have other categories of "household pets" as well as those above.
- Pets other than dogs and cats shall be confined at all appropriate times or conditions. Such a pet may be deemed "out of sight" if it is only used for the purpose of "handling," but shall not generally be unattended.
- Only leashed dogs shall be permitted on public areas. ALL DOGS WILL BE PERMITTED. All dogs and cats will need to be on a leash, on a leash, or otherwise restrained at all times when they are outside. No other dogs or cats shall be permitted in public areas.
- The owner shall maintain their pet in such a manner as to prevent any damage to the yard or common areas of the community or areas they frequent and shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, LCHA employees, or the public by means of noise, unpleasant odors or other objectionable behavior.
- All animals shall be vaccinated for the diseases of the state, including proper treatment of pet owners in a safe and sanitary manner. APPROPRIATE VACCINATIONS WILL BE AVAILABLE IN THE MANAGEMENT OFFICE. Proper control of pet waste is a local violation and may be grounds for eviction.
- All pets shall be vaccinated and licensed in accordance with applicable state 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 (no longer than 30 days) following their introduction to the community. Registration shall consist of:
 - a. Basic information about the pet (Breed, description, number)
 - b. Name of owner(s) and licensing
 - c. Proof of having had a rabies shot. All female dogs over the age of 6 months and female cats over the age of 120 days must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of six (6) months must be neutered. Proof of rabies shot must be provided to the Management Office. A veterinarian's certification will be necessary to allow the pet to become or continue to be a member of the community.
 - d. A non-refundable deposit of \$100 as a security deposit. The cost of any third party damage done by the pet to the LCHA or to common areas of the Community. The resident is responsible for all damages caused by the pet and will reimburse the LCHA for all costs if found liable to \$100 to \$500 worth of damages.

TYPE OF PET _____ PET'S NAME _____ SEX OR NEUTER DATE _____
 BREED (include type & color) _____ LICENSING DATE _____

- If a resident cannot care for their pet due to illness, absence of their, or no longer pet can be found, a care for the pet will be provided. Residents must submit the pet to the Management Office for the pet to be returned to the home. A written agreement will be required with the Management Office. In no case shall the LCHA incur any costs or liability for the care of a pet placed in the care of a third individual or agency under this policy.
- Please 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. The information will be updated as needed.

NAME _____ CONTACT _____
 PHONE (day) _____ PHONE (night) _____

- Agreement of liability from the pet shall be the sole responsibility of the resident. The pet owner agrees to indemnify and hold harmless the LCHA from all claims, damages, expenses, including attorney's fees, resulting from the action or inaction of their pet.
- NOTE:** This policy is an agreement between the head of the household and the Lake Charles Housing Authority and must be signed only if a pet is in the household. As head of household, I agree and the Pet Policy agreement above and hereby certify that I agree to abide by these provisions fully and to hold the LCHA harmless from all claims, damages, expenses, including attorney's fees, resulting from the action or inaction of the pet. The signature of the violator shall be cause for termination of the pet policy signed by and for the Lake Charles Housing Authority.

I hereby agree that I have read and fully understand this Policy and that I will assume a copy of same.
 Signature (Print Name) _____
 Address (and Development Name) _____
 Resident Signature _____ Date _____
 Public Housing Manager _____

DATE: _____ SSSR/CLC/191 _____ DT/06/06 _____ OFFICE: SH-101 0000-101-111


15. Civil Rights Certifications

**HOUSING AUTHORITY
of the CITY of LAKE CHARLES**

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

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

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


Margaret Jackson, Chair
Board of Commissioners
Lake Charles Housing Authority


S. Benjamin Taylor, Jr.
Executive Director

Date: 10/28/04

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

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. X Yes 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 No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

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. X 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)]

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)

Attached at Attachment (File name)

Provided below:

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

Gladys Harris - President
Justin Lewis - Vice President
Mary Roach - Secretary
Marie Johnson - Treasurer

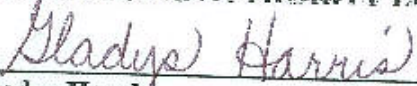
Office: 337-310-4538
FAX: 337-310-4537
Email: rac@lcha-housing.org
HQS: St. Mary Dr.

TO: BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY

FROM: RESIDENT ADVISORY COUNCIL

SUBJECT: PRIORITY NEEDS ACCORDING TO RESIDENT SURVEYS - 2007

1. OFF STREET PARKING - ALL DEVELOPMENTS
2. CENTRAL AIR AND HEAT - ALL DEVELOPMENTS
3. SECURITY CAMERAS FOR GOLDEN ARMS DEVELOPMENT
4. COMPLETE RENOVATIONS AND MODERNIZATION OF JONES MANOR (ST. MARY DRIVE)
5. REPLACEMENT OF SOFFITS FOR HUTS IN LLOYD OAKS DEVELOPMENT
6. FENCING OF PLAYGROUNDS AND NEW PLAYGROUND EQUIPMENT FOR CARVER COURTS AND MEADOW PARK DEVELOPMENTS
7. ID BADGES FOR ADULTS 17 YEARS OF AGE AND OLDER APPEARING ON HOUSING AUTHORITY LEASE


_____, President
Gladys Harris

RESIDENT ADVISORY COUNCIL
for the
Housing Authority of the City of Lake Charles

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

OFFICERS:

President-Jacqueline Lewis
Chairperson-Wyna Dennis
Secretary-Marie Johnson
Treasurer-Mary Roach

OFFICE PHONE (337) 310-4535
FAX (337) 310-4537
E-mail rac@lchs-housing.org

INFORMATION ON THE OFFICERS OF THE RESIDENT ADVISORY COUNCIL

NAME: JACQUELINE N. LEWIS
OFFICE: PRESIDENT
HOME ADDRESS: 1902 MEDORA STREET
LAKE CHARLES, LA. 70601
HOME PHONE: (337) 433-6907

NAME: WYNA DENNIS
OFFICE: CHAIRPERSON OF THE PROJECTS COMMITTEE
HOME ADDRESS: 1831 ERNA STREET
LAKE CHARLES, LA. 70601
HOME PHONE: (337) 457-1830

NAME: MARIE JOHNSON
OFFICE: SECRETARY
HOME ADDRESS: 1830 ERNA STREET
LAKE CHARLES, LA. 70601
HOME PHONE: (337) 459-8172

NAME: MARY ROACH
OFFICE: TREASURER
HOME ADDRESS: 2445 ANITA DRIVE
LAKE CHARLES, LA. 70601
HOME PHONE: (337) 433-5872

3. In what manner did the PHA address those comments? (select all that apply)
- X Considered comments, but determined that no changes to the PHA Plan were necessary.
All items discussed are being done by Capital Fund in the next five years.

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 X 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. X 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.) Names of residents nominated are put on a ballot for the top three voted on by residents and sent to the Mayor for appointment of one.

3. Description of Resident Election Process

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

X Candidates were nominated by resident and assisted family organizations

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

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

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

X 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)

X 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)

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: (provide name here)

THE 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.
- XX 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)

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

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

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



Signed / Dated by Appropriate State or Local Official

**D. Other Information Required by HUD
CERTIFICATIONS:**

**Standard PHA Plan
PHA Certifications of Compliance**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) dated below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the PHA Streamlined Annual Plan for PHA fiscal year beginning 2004, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.12). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 30 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 904 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plans that include a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MDC 5 in an accurate, complete and timely manner (as specified in PHA Notice 99-2).
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites, and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
 - Adoption of site-based waiting list would not violate any court order or settlement agreement, or be inconsistent with a pending complaint brought by HUD.
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.5(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 7 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 175.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 67, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105, (a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local, and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federal Governmental Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

LAKE CHARLES HOUSING AUTHORITY
PHA Name

LA001
PHA Number

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

I hereby certify that the information stated herein, as well as any information provided in the accompanying records, is true and accurate. Warning: HUD will review this filing and may request this record is entered under E.O. 13526 (18 U.S.C. 1001, 1010, 1011; 5 U.S.C. 552a, 552c).

Name of Authorized Official	Title
S. BENJAMIN TAYLOR, JR.	EXECUTIVE DIRECTOR
Signature	Date
	June 23, 2005
Print name of authorized official	

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

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

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



Signed / Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan Accompanies HUD Form 50075
OMB Approval No. 2577-0234
Expires 03/31/2010
(7/04)
Page 1 of 1

**Certification of Payments
to Influence Federal Transactions**

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

Agency Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Receiving Federal Direct Funding

PHA PLAN

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

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

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.J., 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 to 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 372, Title 5, 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. Concealment may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

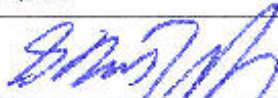
Name of Authorized Official

S. Ben Taylor, Jr.

Title

Executive Director

Signature



Date (mm/dd/yyyy)

May 22, 2008

Agency Name

LAKE CHARLES HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

FY A PLAN 200708

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 ongoing 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. Employees 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 such Federal 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.

3. Sites for Work Performance. The Applicant shall list (on separate pages) the sites for the performance of work done in connection with the HUD funding of the program/activity shown above. Places 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.

LA4-1 Booker T. Washington Courts	LA4-2 High School Park	LA4-3 Clark Courts	LA4-0A Jonas Manor
LA4-4 Carver Courts	LA4-5 Loyd Oaks	LA4-6 Goden Arms	LA4-8 Loyd Oaks Addition
LA4-9 Woodway Park	LA4-10 Meadow Park	LA4-13 Loyd Oaks Addition II	

Check here if there are workplaces on the statement that are not identified on the attached maps.

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, 1910, 1015; 31 U.S.C. 3729, 3802)

Name of the certifier
S. Ben Taylor, Jr.

Signature

X




Title

Executive Director

Date

May 22, 2008

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: N/A Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: CHDA Number, if applicable: N/A	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. <small>Information provided through this form is subject to the SF 312 Section 1052. The disclosure of lobbying activities of a national organization of bid awardees is to be published by the Federal Acquisition Regulation (FAR) in certain cases. The disclosure is required pursuant to 41 CFR 101-11.6. This information will be available to the public upon request. Any person who knowingly provides false or misleading information to this form may be subject to civil or criminal penalties under the SF 312 and other applicable laws.</small>	Signature:  Print Name: H. Ben Taylor, Jr. Title: Executive Director Telephone No: 337 439 4180 Date: 5/22/08	
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Attachments

Use this section to provide any additional attachments referenced in the Plans.

