

1.0	PHA Information PHA Name: <u>Louisiana Housing Authority</u> PHA Code: <u>LA903</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>2,000</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:8%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:10%;">PH</th> <th style="width:9%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="margin-left: 20px;">See attachment.</p> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p style="margin-left: 20px;">Main business office: 150 Third St., Suite 500, Baton Rouge, LA 70801 PHA web site: http://www.doa.louisiana.gov/CDBG/drhome.htm</p>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. NA																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. NA																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. NA																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NA																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Required in year of submission of 5-Year Plan.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Required in year of submission of 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Required in year of submission of 5-Year Plan. Also, see attachment.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Required in year of submission of 5-Year Plan; see 2009 Annual Plan, p. 29 of 40.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

6.0 (a) . PHA Plan Update

Amendments to PHA Plan

The following plan elements have been revised.

1. The Louisiana Housing Authority (LHA)'s Annual PHA Plan for fiscal year 2009 states on page 25 of 40, Section 4.B.(1), that LHA's voucher payment standard shall be "Above 100% but at our below 110% of FMR". On December 16, 2009 the LHA amended its Annual PHA Plan by changing the referenced statement to read that LHA's voucher payment standard shall be:

"Above 100% but at or below 110% of FMR, except that LHA's payment standard for Orleans Parish shall be 100% of FMR".

2. Pages 20 and 21 of 40 the LHA admissions preference structure contains a chart indicating preference points. The chart was replaced on July 16, 2010, as follows:

Preference	Points
1. Applicants in Tax Credit or other units designated for PSH under the Road Home Program, or receiving temporary housing under the Transitional Assistance Program, the Rental Housing Assistance Support Service, and the Rapid Rehousing Program, unless such households will be assisted otherwise	15--Absolute preference
2. Applicants with incomes not exceeding 30% AMI, or exceeding 30% of AMI only because two persons in the household receive Supplemental Security Income	15--Absolute preference
3. Permanent Supportive Housing Service Participant	9
4. Persons inappropriately institutionalized	8*
5. Persons displaced by Hurricanes Katrina or Rita	5
6. Persons at risk of homelessness or living in transitional housing for persons who are homeless	2
7. Persons at risk of institutionalization	2
8. Homeless persons	1
9. Non-preference or standard applicant (none of the above)	0

*Persons in this preference category will receive 8 preference points until the total number of persons served in this category reaches 200 participants. At that point, such persons will receive 2 preference points.

3. On page 22 of 40, insert the following note in the space after the response to Question 4: "Note: Date and time may be used for some waiting lists after the initial lottery, or after subsequent lotteries."

Additional Status Update

LHA remains in a lease-up mode and as of July 31st we have been provided HUD funding for 765 baseline units.

As of June 30, 2010, there are 682 households on the program. Virtually all households are extremely low income. The average annual income is \$8,121. 82% of the households assisted receive SSI/SS/Pension. All households are disabled. 27% of the households assisted are female headed households with children. Of the 682 households assisted 74% are Black/African American. The average household size is 1.8. 46% of the units leased are one-bedroom units.

As of June 30, 2010 there are 901 units under Housing Assistance Payment (HAP) contract. These units consist of ten (1%) studios, 399 (44%) one-bedroom units, 300 (33%) two-bedroom units, 136 (15%) three-bedroom units, 55 (6%) four-bedroom units and one (.1%) five-bedroom unit. A solicitation for owners interested in placing units on the program remains open.

There are approximately 2,294 households on waiting lists.

Because LHA is still in a lease-up mode Resident Advisory Board (RAB)s were formed in two out of the six regions served; Jefferson and Orleans. The Jefferson Parish RAB was formed because the region has fully utilized their allocation of vouchers (192). The Orleans Parish RAB was formed because the region contains the most households to date (322). LHA will form the remaining Resident Advisory Boards as the leasing in each region reaches full utilization.

Administrative Plan

As lease-up continues, a number of changes in the "Section 8 Housing Choice Voucher Administrative Plan: Project-Based Vouchers for Permanent Supportive Housing" (Administrative Plan) have been found to be necessary. The Administrative Plan with these changes highlighted is on display at the main offices of LHA and on LHA's website.

11.0 (f) Resident Advisory Board (RAB) comments

The Louisiana Housing Authority (LHA) held its Jefferson Parish RAB meeting on August 18, 2010. The meeting was held at Jefferson Parish Human Services Authority in Marrero, LA. One resident attended the meeting.

The RAB purpose was discussed along with an explanation of the roles and responsibilities of the RAB members. Staff went over the history of the LHA. Updates and changes to the LHA Streamlined 5-Year Plan for Fiscal Years 2009-2013 and the draft 2011

Annual Plan were reviewed. The resident was encouraged to attend 2011 Annual Plan public hearing.

The resident was given an opportunity to ask questions and make comments on the 5-Year Plan and draft 2011 Annual Plan. No comments were made. LHA held its Orleans Parish RAB on September 2, 2010 at Goodwill Industries, 3400 Tulane Avenue, in New Orleans. Nine residents attended the meeting.

The RAB purpose was discussed along with an explanation of the roles and responsibilities of the RAB members. Staff went over the history of the LHA. Updates and changes to the LHA Streamlined 5-Year Plan for Fiscal Years 2009-2013 and the draft 2011 Annual Plan were reviewed. The residents were encouraged to attend 2011 Annual Plan public hearing.

After reviewing the proposed changes the RAB did not have any comments regarding the 5-Year Plan or draft 2011 Annual Plan. Other discussion by residents included the lack of outreach efforts in the community. A few mentioned that there were not enough consistent efforts made and that many people were not aware of the program. One of the residents suggested putting information in mental health clinics and other behavioral centers. Another resident suggested having a phone network where residents could contact each other, especially those members on the RAB.

Discussion continued with ideas on how residents could attend the 2011 Annual Plan public hearing. The LA Swift Bus was brought up and LHA mentioned that the bus stop was a few blocks away from where the meeting was to be held.

LHA response: Steps to increase outreach efforts are under way. Information flyers about the program will be created and disseminated in mental health clinics and other behavioral centers. Additionally, LHA requested that the RAB members be an outreach source to individuals they know that may be interested in the program.

11.0 (g) Challenged Elements

There were no challenged elements at the September 16th 2011 Annual Plan public hearing or during the 45 day public comment period.