



Louisiana Housing
Corporation

LOUISIANA HOUSING AUTHORITY

5- YEAR AND ANNUAL PLAN

For Fiscal Years 20 - 24

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: Louisiana Housing Authority _____ PHA Code: LA903

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

All Plan elements are posted to the following website:

Main business office: 1690 North Street Baton Rouge, LA 70802

PHA website: <https://www.lhc.la.gov/project-based-voucher-program#>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) N/A

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>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:</p> <p>The Mission of the LHA is to promote: adequate and affordable housing, housing as a platform for improving quality of life including economic opportunity and suitable living environments free from discrimination for all citizens of Louisiana.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>The following are the LHA's goals and objectives for FY2020-2024.</p> <p>Goal: Increase the availability of permanent supportive housing for people with disabilities.</p> <ul style="list-style-type: none"> • Objective: Continue to identify properties for project-based voucher program including the small number not yet HAP executed and to replace those units that are not renewed at the end of the HAP term. • Objective: Fully lease 2,000 Project-Based Vouchers (PBV) • Objective: Fully lease 60 tenant-based vouchers • Objective: Maintain 95% lease-up in voucher programs including previously awarded vouchers for PBV program and newly awarded vouchers for Section 811 and VASH programs • Objective: Expand Permanent Supportive Housing Program (PSH) as resources become available <p>Goal: Promote self-sufficiency and independence.</p> <ul style="list-style-type: none"> • Objective: Continue to work with the Louisiana Department of Health and Hospitals (LDH) to ensure every tenant has access to needed and desired support services • Objective: Work with local Veteran Affairs Medical Centers to outreach to homeless veterans and families and to secure supports • Objective: Work with Social Security Administration and state agencies to ensure all eligible tenants receive SSI or SSDI <p>Goal: Ensure equal opportunity in housing</p> <ul style="list-style-type: none"> • Objective: Undertake affirmative measures to ensure access to PSH regardless of race, color, religion, national origin, sex, age, family status or disability.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Table below illustrates the LHA's progress in meeting the goals and objectives described in the LHA's previous Five Year Plan.

FY 2015-2019 Goal	Accomplishments
Expand the supply of assisted housing using resources provided by Congress for the development of 2,000 units of PSH	As of August 21, 2019, the LHA has: <ul style="list-style-type: none"> • 1,600 HAP (80%) executed units • 1,484 PBV (95%) units leased
Increase assisted housing choices through outreach efforts to potential voucher landlords	The LHA's successful QAP and Owner Solicitation processes has resulted in 468 Owners participating in the program.
Provide an improved living environment	Since January 1, 2009, the LHA has provided affordable housing meeting HUD's housing quality standards for over 6,000 households with persons with disabilities and incomes at or below 50% AMI.
Promote self-sufficiency and asset development of families and individuals <ul style="list-style-type: none"> • Provide or attract supportive services to improve assistance recipients' employability • Provide or attract supportive services to increase independence for the elderly or families with disabilities 	All tenants receive housing support team services including case management supports to assess the tenant's support service needs and preferences and to identify support services that can meet these needs. All tenants receive on-going housing-based case management. Supportive services have existed since 2009 and remain in place today.
Ensure equal opportunity in housing for all Americans <ul style="list-style-type: none"> • Ensure equal opportunity and affirmatively further fair housing • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless if race, color, religion, national origin, sex, familial status and disability • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required 	Tenant data illustrates that the program has achieved its goals: <ul style="list-style-type: none"> • A 2019 report of Medicaid claims for PSH tenants indicated that the program is cross disability serving persons with mental health, substance abuse, intellectual, physical and health-related disabilities. • As of August 21, 2019, 17% household members were white and non-Hispanic, 1% white and Hispanic, 81% were African American and non-Hispanic and 1% were African American and Hispanic • As of August 21, 2019, 6% of the units were 0 bedroom, 45% were 1 bedroom units, 28% were two bedroom units, 14% 3 bedroom units and 6% were 4 bedroom units • As of August 21, 2019, 14% of tenants were 62 and older and 86% were under 62 years of age.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Violence Against Women Act Certification

The Louisiana Housing Authority, as administrator of a federal funded housing program - shall protect victims of criminal domestic violence, sexual assaults, or stalking, as well as members of the victims' family- from losing their HUD assisted housing as a result of the aforementioned crime committed against them.

The agency's Administrative Plan covers denial of admission to the program and termination of continued participation relative to the Violence Against Women Act and serves as protection of such abuse.

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Admin Plan Updates

Amendment to Initial PHA Plan

The following plan elements have been revised.

- Chapter 2 Special Programs will now include Section 811 Mainstream vouchers.
- Page 22 Section 4.1.4: Added language to Preliminary determination of program eligibility
 - LDH or designee will work with the applicants to gather the information necessary to verify all PSH eligibility and preference requirements and shall review and determine *within 120 days* PSH eligibility (i.e., that the household is in need of permanent supportive housing, which is a threshold requirement for assistance). Once PSH eligibility is approved, the LDH or designee shall forward completed applications to the LHA. *If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list, the family will be returned to its original position on the waiting list. LHA will notify the family in writing that it has been returned to the waiting list, and will specify the reasons for it.*
- Page 34 of the LHA admissions preference structure contains a chart indicating preference points. The chart based on need will be updated on January 1, 2020 to reflect preference category for persons inappropriately institutionalized as being modified to 10 points. This preference category will receive 10 points regardless to number of people served in this category.
- Language noted below referring to 200 participant maximum in this preference category will be removed from the administrative plan effective January 1, 2020.
 - *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.

Additional Status Update

LHA has received HUD funding for 1,565 baseline units.

As of August 21, 2019, there are 1,484 households included in the program, of which 90% are categorized extremely low income. The average household gross annual income is \$8,825.41. All households are classified as disabled, 27% are female heads of household with children and 81% are Black/African American.

Race Black/African American

81.46%

Female Head of Household with Children

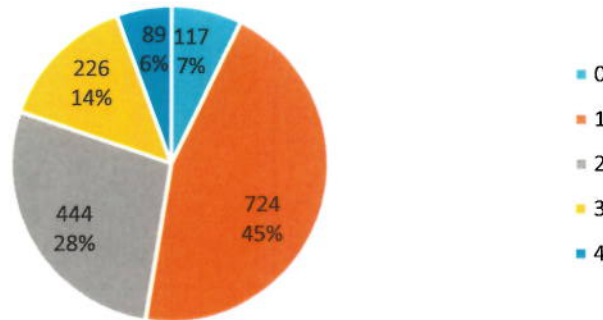
27.29%

Participants Average Household Income

\$8,825.41

1,600 units are under Housing Assistance Payment contracts. These units are broken down as follows: 117 (6%) studio units, 724 (45%) one-bedroom units, 444 (28%) two-bedroom units, 226 (14%) three-bedroom units, 89 (6%) four-bedroom units. There are an additional 124 units under an Agreement to enter into a Housing Assistance Payment Contract.

Units Under HAP Contract be Bedrooms



New units for the program will be brought on, in part, through the award of vouchers to projects from the Louisiana Housing Corporation's Notice of Funding Availability that included 4% Low Income Housing Tax Credits, HOME and disaster CDBG funds and from the award of vouchers to projects from the Qualified Allocation Plan that provided favorable treatment for proposals containing program units. Vouchers will be allocated based on waiting list demand. There are approximately 2,533 households on waiting lists.

B.6 Resident Advisory Board (RAB) comments

The RABs are active statewide. RAB meetings were held during at various times during year 2019. An overview of the PSH program was presented at each meeting with a strong emphasis on the importance of submitting documents required annually to avoid termination of assistance. There were no comments received about the 2020 PHA draft plan.

B.6 (b) Challenged Elements

There were no challenged elements noted during the 45-day comment period or during the October 14, 2019 public hearing.



*Form HUD-50077, PHA Certifications of
Compliance with the PHA Plans and
Related Regulations*

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual PHA Plan for the PHA fiscal year beginning 2018, 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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

LOUISIANA HOUSING AUTHORITY

LA903

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

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

Name of Authorized Official Chawuna Parker

Title: Program Manager

Signature

Chawuna Parker

Date

10/15/2019



Form HUD-50077-CR, *Civil Rights
Certificate*

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.


Louisiana Housing Authority

LA903

PHA Name

PHA Number/HA Code

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

Name of Authorized Official	Chawuna Parker	Title: Program Manager
Signature		Date 10/15/2019



Louisiana Housing
Corporation

*Form HUD-50077-SL, Certificate by State
or Local Officials of PHA Plans
Consistency with the Consolidated Plan*

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Chawuna Parker, the Program Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Louisiana Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the State of LA – Louisiana Housing Corporation

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

- The LHA has and will continue to work with owners to ensure compliance with all fair housing requirements are met.
- The LHA has and will continue to ask all participating owners to post fair housing notices.
- The LHA has and will continue to ensure that when waiting lists are opened, there is ample and broad public notice.
- The LHA has & will continue to provide federal/State/Local information to applicants and participants in all voucher programs regarding discrimination and VAWA, has and will continue to assist any family that believes it has suffered by providing a copy of housing discrimination form and VAWA forms and ensure business partners are helping to assist with completion of said forms.
- The LHA has and will continue to work with Louisiana Department of Health and Hospitals (LDH) to ensured that supportive services are offered to participating families.

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

Name of Authorized Official

Chawuna Parker

Title

Program Manager

Signature

Chawuna Parker

Date

10/15/19