



**Monroe Housing Authority • 300 Harrison Street • Monroe, LA 71201 • 318-383-1500 • TDD/TYY 1-800-545-1833 ext. 872
William Smart, Executive Director • Hal Hinchliffe, Chairman • Rick Miller, Vice Chairman • Joe Farr • Patricia Gix • Beverly V. Lewis**

PHA PLANS

STREAMLINED ANNUAL PLAN FISCAL YEAR 2020

March 2020

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

PHA Plans

5 Year Plan for Fiscal Years 2020 - 2024
Annual Plan for Fiscal Year 2020

**NOTE: THIS PHA PLAN IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS
LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Monroe Housing Authority

PHA Number: LA48P006

PHA Fiscal Year Beginning: 07/2020

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

Executive Summary

In accordance with Section 51 of the Quality Housing and Work Responsibility Act of 1998, the **Monroe Housing Authority** is pleased to submit the Agency Plan. The Agency Plan is presented in two sections:

Section 1: Five Year Plan

This section includes the PHA's Mission Statement, goals and objectives. The housing authority has considered the Mission Statement, goals and objectives of HUD in developing the Five-Year Plan.

Section 2: Annual Plan

This section includes the components required to be submitted by a **high performing housing authority**

Please refer to the Table of Contents for the components included. Any required components that are not included in this submission are so indicated in the Table of Contents along with the location of the applicable materials and the date submitted to HUD, if required.

In this fourteenth year of required submission, the housing authority has elected to continue to operate its programs in an efficient, cost-effective manner and to explore the options authorized by the QHWRA, e.g., mortgaging of public housing properties. These options will be explored primarily as methods to increase the supply of affordable housing for, **very low-income households and Elderly**. Subsequent submissions will include the housing authority's plans to pursue these efforts.

The Five-Year Proposed Budget and Annual Agency Plan were available for review by the public on **March 10, 2020**. An attendance sheet for the public hearing as well as minutes, including resident/public comments is available for review in the housing authority's file on the Annual Plan. All comments received have been considered and addressed by the housing authority, and the Board of Commissioners approved the Five Year and Annual Plans on **March 12, 2020** for submission to HUD by **April 17, 2020**.

Questions or approval notification should be addressed to William V. Smart, the Executive Director of the housing authority.

Respectfully submitted,

/s/

Executive Director

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B. Statement of Financial Resources Attachment: Revenues & Other Financial Sources	b1	PHA Main Office
C. Statement of Policies on Eligibility Attachment: Tenmast Certification Listing	c1-c12	PHA Main Office
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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: <u>Monroe Housing Authority</u>		PHA Code: <u>LA006</u>		
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission				
	<p>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.</p> <p><u>Main Office: 300 Harrison Street Monroe, LA 71201</u></p> <p><u>Also, posted at all AMPs and online at https://monroehousing.com/2020/04/annual-agency-plan-2020/</u></p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	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:				
	<u>N/A</u>				

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
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. <i>Reference exhibit 1.</i>
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. <i>Reference exhibit 1.</i>
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. <i>Available in PHA Main office.</i>
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. <i>Reference section r-8-9</i>
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. <i>Reference section r-1-2</i>
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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. <i>Reference section r-2-6</i>
B.7	Certification by State or Local Officials. 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.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Monroe Housing Authority</u> PHA Code: <u>LA006</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>1,522</u> Number of Housing Choice Vouchers (HCVs) <u>1,562</u></p> <p>Total Combined <u>3,084</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><u>Main Office: 300 Harrison Street, Monroe, LA 71201</u> <u>Also, posted at all AMPs and online at https://monroehousing.com/2020/04/annual-agency-plan-2020/</u></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: <u>N/A</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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: <u>N/A</u>																	
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Lead PHA: <u>N/A</u>																											

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: <i>Statement of Housing Needs...: revised each development's Waiting List Chart (a-3-11)</i> <i>Deconcentration...: updated Dec. ↳ Income Mixing Chart (c-12)</i> <i>Financial Resources: updated amounts to reflect current year's data (b-1-2)</i> <i>Safety & Crime Prev: revised # of units available for police ↳ revised "Drug Elimination" funding plan</i></p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. <i>"Units with Approved Vacancies for Modernization" — the possibility of this activity related to new renovation contracts.</i></p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><i>Reference Exhibit 1.</i></p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p style="text-align: center; color: blue;">See attached 2019 CAFR Report & 2019 Single Audit Report.</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p style="text-align: center; color: blue;">Reference section r-2-6</p>
C.4	<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>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p style="text-align: center; color: blue;">5-year plan for 2019-2023 09/24/2019</p>

MONROE HOUSING AUTHORITY
GOALS & OBJECTIVES

- **Increase the availability of decent, safe, and affordable housing by:**
 1. Applying for additional vouchers; In August, 2019 MHA applied for and was awarded 5 additional VASH vouchers. MHA will continue to look for opportunities to increase its number of vouchers.
 2. Reducing public housing vacancies; YES – Implemented Vacancy Log for more efficient recording and monitoring
 3. Leveraging private or other public funds to create additional housing opportunities; YES – in 2019 MHA completed construction and brought online fifty new mixed-finance, tax credit, single-family homes. And, through partnership with the City of Monroe and MHA’s affiliated CHDO, was able to utilize City CDBG funds to build one additional home. Additionally, MHA is currently in the construction phase for 23 new single-family homes funded through CDBG flood recovery funds awarded after the 2016 DR-4263 flood disaster.
 4. Acquire or build units or developments; YES – Robinson Place II; Preservation Mills
 5. Continue to improve public housing management; MHA’s public housing program is a high performer. We are in the process of updating our policies and procedures, establishing more quality controls, evaluating our performance indicators and making the necessary improvements to our management process.
 6. Continue to improve voucher management; MHA’s voucher program is a high performer. We will continue to look for ways to tap into new technologies to improve upon our management process.
 7. Continue to increase customer satisfaction; YES – Improving the Customer Experience is one of MHA’s top priorities. We recently engaged our residents in a series of open forum discussions through site-based townhalls; afterwards, installed lockbox suggestion boxes as a way to continue open communication between the residents and the executive director; developed a quarterly resident newsletter to ensure residents stay well-informed; and, recently launched a new website with added features for accessibility and a more interactive experience.
 8. Renovate or modernize public housing units, which includes a Clean and Green Initiative Program;
 9. Continue to conduct outreach efforts to potential voucher landlords; YES – MHA’s voucher program director and her staff are actively engaged in the community and seek out opportunities to market our program to potential landlords.
 10. Increase voucher payment standards; and
 11. Continue the implementation of the voucher and other homeownership programs. YES – In 2019 MHA reactivated its HCVP Homeownership Program and is currently partnering with local businesses to provide tenants with a series of HUD certified homeownership workshops.

- **Improve community quality of life and economic vitality by continuing to:**
 1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments; YES – MHA periodically reviews the income rates across its resident population. Currently, the poverty rate in Monroe, Louisiana is greater than 34% and less than 3% of the total MHA public housing resident population earn a living wage.
 2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments; and As stated in #1 above.

Additionally, Monroe is heavily rent burdened, more than fifty percent of the population are renters, and there is a shortage of quality, affordable rental housing stock.

3. Improve public housing security. YES – Installation of security cameras on all properties (ongoing)
4. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking (**VAWA Goals**). MHA strictly adheres to HUD's VAWA notification, documentation and confidentiality rules and has established an emergency transfer plan for victims of domestic violence, dating violence, sexual assault or stalking. MHA also partners with The Wellspring of NELA to connect victims with resources to assist with their needs.

▪ **Promote self-sufficiency and asset development of families and individuals by:**

1. Increasing the number and percentage of employed persons in assisted families; MHA partners with the local Workforce Development Board and other job skills development and educational entities to provide our residents with a comprehensive network of employment-related and jobs placement services.
2. Continue to provide or attract supportive services to improve assistance recipients' employability; and Through our ROSS grant program we are focusing our efforts on workforce development and bringing site-based soft-skills workshops and job placement services to our residents. This site-based approach has proven successful in placing residents in entry level jobs and enrollment in adult literacy services. Through continued support our staff will offer encouragement, thereby positioning participants for continued career development. MHA is also currently administering a Job Plus grant program at our Burg Jones public housing community. This innovative site-based program is geared toward eliminating barriers to successful program completion and advancing employment opportunities in progressive track careers that pay living wages.
3. Continue to provide or attract supportive services to increase independence for the elderly or families with disabilities. MHA partners with local health agencies, the council on aging, and others to provide our resident seniors and those with disabilities with a variety of resources. These supportive services enhance health and well-being, nutrition, socialization, and quality of life.

▪ **Ensure Equal Opportunity in Housing for all Americans by:**

1. Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; MHA will NOT deny to any family the opportunity to apply for housing; provide housing that is different from that provide to others; subject anyone to segregation or disparate treatment; restrict anyone's access to any benefit enjoyed by others in connection with the housing program; treat a person differently in determining eligibility or other requirements for admission; steer an applicant or tenant toward or away from a particular area based on any of these factors; deny anyone access to the same level of services; deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program; discriminate in the provision of residential real estate transactions; discriminate against someone because they are related to or associated with a member of a protected class; or publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protective class.
2. Continue to 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; and See #1 above.
3. Continue to undertake affirmative measures to ensure accessible housing for persons with all varieties of disabilities regardless of unit size required. See #1 above.

MONROE HOUSING AUTHORITY

Meeting Goals & Objectives

The Housing Authority of the City of Monroe is a public agency that provides decent, safe and affordable housing to low-income individuals and families throughout the city. The Monroe Housing Authority (MHA) presently owns and operates 1,522 units of public housing and 1,562 Section 8 Housing Voucher units, (includes 15 VASH, and 13 PBV, there are also 6 tenant protection vouchers and 1 DHAP like voucher). The Monroe Housing Authority has been recognized by the Department of Housing and Urban Development as having one of the most successful development and management programs in the Southwest United States. The Monroe Housing Authority has consistently been awarded a "High Performer" award by the Department of Housing and Urban Development from the implementation of the award in 1992 until the present.

The MHA has over-55 years of experience in administering rental assistance, competing for grant monies and participating in other funding programs. During the past five years, the following grants/programs included:

- Kitchen & Bath Renovations Breece/Lock & Robinson Place \$2,532,000
- Johnson Carver: Interior Renovations \$3,330,000
- Foster Heights: Drainage Improvements Joint Venture with City of Monroe \$34,521
- Burg Jones Lane: Office Renovation & Addition \$403,000
- Robinson Place: New Construction of 50 units \$6,348,500
- Miller Square: Commencing Interior Renovations \$2,348,000
- McKeen: Commencing HVAC Conversion \$906,000
- South 3rd & 4th: Preservation Mills-23 New Homes \$2,972,635
- 1402 South 3rd: Home Rehabilitation \$64,760
- Capital Fund. Completion of \$2.7 Million in recent renovations and site improvements including: Kitchen & Bath renovations at Foster Heights, Breece Place and Robinson Place, Tree Trimming at Burg Jones Plaza, Roof repairs at Breece. trimming projects at Burg Jones Plaza;
- Completion of \$183,600 in roofing repairs and fascia replacement at Breece-Lock; and
- Completion of \$2.5 million in Kitchen and Bathroom renovations at Robinson Place and Breece Place Developments
- \$4.3 million renovations to common area buildings and residential units at Johnson Carver; Office renovations and expansion at Burg Jones; Tree Trimming at Lock Place; and Kitchen and Bath renovations at Breece Place and Robinson Place.
- Completion of \$1.9 million in kitchen and bath renovations at Burg Jones and Lock Place Phase I Developments.
- Completion of a \$388,000 expansion and renovation to the Robinson Place Management Office and Community Space.
- Contracts were awarded for \$1.8 million in kitchen and bath renovations at Lock Place Phase II and Foster Heights Developments.
- Completion of \$1.6 million in roof repairs at Robinson Place, Miller Square, Chauvin Pt.
- Completion of \$389,000 in tree trimming projects at Miller Square, Passman Plaza, Robinson Place, Johnson Carver, and Lock and Breece Place.
- Completion of a new \$33,000 gazebo at Frances Tower. The gazebo was built to provide resident seniors with a covered outdoor living space and encourage socialization.

The Monroe Housing Authority continues to foster its relationships with the community-at-large and grow its partnerships. This diverse network of mission-aligned community organizations makes it possible for MHA to bring quality programs, activities and services to our residents. Some of these partnerships include: Louisiana Delta Community College, the Workforce Development Board of Ouachita Parish, Ouachita Council on Aging, Opportunities Industrialization Center of Ouachita, Inc., Primary Health Services Center, St. Francis Medical Center, the Children's Coalition for Northeast Louisiana, Louisiana Endowment for the Humanities/Prime Time, Inc., Regions Bank, Iberia Bank, Bancorp South, United Way of Northeast Louisiana, NOVA Workforce Development, and the Monroe Chamber of Commerce.

The MHA Five Year Agency Plan has as its highest priority to improve the quality of life for the people it serves. This will be accomplished through continuing to provide strong, sustainable, and inclusive communities; and, partnerships with public and private entities that share our goals of lifting residents out of poverty by advancing employment outcomes through work readiness, job placement, educational advancement, technology skills development, family support services and financial counseling. Together we can help residents achieve economic independence and, for those who desire, obtain homeownership.

Component A - Statement of Housing Needs

Streamlined Annual PHA Plan

PHA Fiscal Year 2020

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the 5-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection, and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Safety and Crime Prevention
- 9. Pet Policy
- 10. Civil Rights Certifications: **Form HUD-50077-CR**
- 11. Audit
- 12. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. Violence Against Women Reauthorization Act of 2005
 - v. (Reserved)
- 13. Project-Based Voucher Program
- 14. Supporting Documents Available for Review
- 15. FY 2020 Annual Statement/Performance and Evaluation Report – EPIC Submittal
- 16. 2020-2024 Capital Fund Program 5-Year Action Plan – EPIC Submittal
- 17. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD 50075-HP: Streamlined Annual PHA Plan (High Performer PHAs)

Form HUD 50077, SL: Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

Form HUD 50077-ST-HCV-HP: PHA Certifications of Compliance with the PHA Plans and Related Regulations

Component A - Statement of Housing Needs

Executive Summary (optional)

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

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Monroe Housing Authority is pleased to submit the Agency Plan. The Agency Plan is presented in two sections:

Section 1: 5-Year Plan

This section includes the PHA's Mission Statement, goals and objectives. The housing authority has considered the mission statement, goals and objectives of HUD in developing the Five-Year Plan.

Section 2: Annual Plan

This section includes the components required to be submitted by a **High Performing Housing Authority**.

Please refer to the Table of Contents for the components included. Any required components that are not included in this submission are so indicated in the Table of Contents along with the location of the applicable materials and the date submitted to HUD, if required.

In the fourteenth year of required submission, the housing authority has elected to continue to operate its programs in an efficient, cost-effective manner and to explore the options authorized by the QHWRA, e.g. mortgaging of public housing properties. These options will be explored primarily as methods to increase the supply of affordable housing for **very low-income households and the elderly**.

Component A - Statement of Housing Needs

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

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

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. **MHA implemented a Site-Based Waiting List beginning 08/01/2017.**

Housing Needs of Families on the PHA's Waiting Lists: Breece Lock			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1395		
Extremely low income <=30% AMI	1219	87.4 %	
Very low income (>30% but <=50% AMI)	89	6.4 %	
Low income (>50% but <80% AMI)	71	5.1 %	
Families with children	251	18 %	
Elderly families	60	4.3 %	
Families with Disabilities	314	22.51 %	
Race/ethnicity (Black)	1243	89.1 %	
Race/ethnicity (White)	147	10.54 %	
Race/ethnicity (Other)	9	0.65 %	
Race/ethnicity (Asian)	3	0.22%	
*High Income -	16	1.15 %	
Characteristics by BR Size (Public Housing Only)			
1BR	770	55.2 %	
2 BR	503	36.1 %	
3 BR	108	7.74 %	
4 BR	14	1 %	
5 BR	0	0%	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: Johnson Carver			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1318		
Extremely low income <=30% AMI	1129	85.66%	
Very low income (>30% but <=50% AMI)	101	7.7 %	
Low income (>50% but <80% AMI)	69	5.24 %	
Families with children	277	21.02 %	
Elderly families	73	5.54 %	
Families with Disabilities	263	19.96 %	
Race/ethnicity (Black)	1206	91.5 %	
Race/ethnicity (White)	110	8.35 %	
Race/ethnicity (Other)	4	0.3 %	
Race/ethnicity (Asian)	4	0.3 %	
*High Income -	19	1.4 %	
Characteristics by BR Size (Public Housing Only)			
1BR	660	50.08 %	
2 BR	499	37.86 %	
3 BR	107	8.19 %	
4 BR	26	2 %	
5 BR	5	0.38 %	
0 BR	21	1.6 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: Foster Heights			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1406		
Extremely low income <=30% AMI	1235	87.84 %	
Very low income (>30% but <=50% AMI)	80	5.69 %	
Low income (>50% but <80% AMI)	78	5.55 %	
Families with children	324	23.04 %	
Elderly families	51	3.63 %	
Families with Disabilities	230	16.36 %	
Race/ethnicity (Black)	1299	92.39 %	
Race/ethnicity (White)	112	8 %	
Race/ethnicity (Other)	4	0.3 %	
Race/ethnicity (Asian)	0	0%	
*High Income -	13	.92 %	
Characteristics by BR Size (Public Housing Only)			
1BR	644	45.8 %	
2 BR	577	41.04 %	
3 BR	132	9.34 %	
4 BR	33	2.35 %	
5 BR	7	0.5 %	
0 BR	13	0.9 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: <u>Burg Jones Lane</u>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	848		
Extremely low income <=30% AMI	761	89.74 %	
Very low income (>30% but <=50% AMI)	54	6.37 %	
Low income (>50% but <80% AMI)	26	3.1 %	
Families with children	174	20.52 %	
Elderly families	27	3.9 %	
Families with Disabilities	180	21.23 %	
Race/ethnicity (Black)	789	93.04 %	
Race/ethnicity (White)	60	7.1 %	
Race/ethnicity (Other)	4	0.5 %	
Race/ethnicity (Asian)	2	0.24 %	
*High Income -	7	0.83%	
Characteristics by BR Size (Public Housing Only)			
1BR	433	51.1 %	
2 BR	351	41.4 %	
3 BR	50	5.9 %	
4 BR	10	1.2 %	
5 BR	4	0.5 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: Robinson Place			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	678		
Extremely low income <=30% AMI	604	89.1 %	
Very low income (>30% but <=50% AMI)	26	3.8 %	
Low income (>50% but <80% AMI)	38	5.6 %	
Families with children	329	49 %	
Elderly families	12	1.8 %	
Families with Disabilities	82	12.1 %	
Race/ethnicity (Black)	640	94.4 %	
Race/ethnicity (White)	43	6.3 %	
Race/ethnicity (Other)	2	0.3 %	
Race/ethnicity (Asian)	-	-	
*High Income -	10	1.5 %	
Characteristics by BR Size (Public Housing Only)			
1BR	6	0.9%	
2 BR	407	60 %	
3 BR	141	20.8 %	
4 BR	22	3.3 %	
5 BR	15	2.2 %	
0 BR	87	12.8 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: Miller Square			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	240		
Extremely low income <=30% AMI	213	88.8 %	
Very low income (>30% but <=50% AMI)	6	2.5 %	
Low income (>50% but <80% AMI)	16	6.67 %	
Families with children	192	80 %	
Elderly families	3	1.3 %	
Families with Disabilities	26	10.84 %	
Race/ethnicity (Black)	223	93 %	
Race/ethnicity (White)	18	7.5 %	
Race/ethnicity (Other)	-	-	
Race/ethnicity (Asian)	-	-	
*High Income -	5	2.1 %	
Characteristics by BR Size (Public Housing Only)			
1BR	1	0.42 %	
2 BR	20	8.34 %	
3 BR	100	41.67 %	
4 BR	28	11.67 %	
5 BR	9	3.8 %	
0 BR	82	34.12 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: Frances Tower			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1		
Extremely low income <=30% AMI	-	-	
Very low income (>30% but <=50% AMI)	-	-	
Low income (>50% but <80% AMI)	1	100 %	
Families with children	-	-	
Elderly families	1	100 %	
Families with Disabilities	-	-	
Race/ethnicity (Black)	-	-	
Race/ethnicity (White)	1	100 %	
Race/ethnicity (Other)	-	-	
Race/ethnicity (Asian)	-	-	
High	-	-	
Characteristics by BR Size (Public Housing Only)			
1BR	-		
2 BR	-		
3 BR	-		
4 BR	-		
5 BR	-		
0 BR	1	100 %	
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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists: McKeen			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3		
Extremely low income <=30% AMI	2	66.67 %	
Very low income (>30% but <=50% AMI)	-	-	
Low income (>50% but <80% AMI)	1	33.33 %	
Families with children	-	-	
Elderly families	3	100 %	
Families with Disabilities	-	-	
Race/ethnicity (Black)	-	-	
Race/ethnicity (White)	1	33.33 %	
Race/ethnicity (Other)	-	-	
Race/ethnicity (Asian)	-	-	
Characteristics by BR Size (Public Housing Only)			
1BR	3	100 %	
2 BR	-	-	
3 BR	-	-	
4 BR	-	-	
5 BR	-	-	
0 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 type="checkbox"/> Yes			

Component A - Statement of Housing Needs

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	663		
Extremely low income <=30% AMI	623	93.96%	
Very low income (>30% but <=50% AMI)	40	6.03%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	447	67.42%	
Elderly families	37	5.58 %	
Families with Disabilities	89	13.42 %	
Race/ethnicity (Black)	637	96.08 %	
Race/ethnicity (White)	22	3.32 %	
Race/ethnicity (Other)	3	0.45%	
Race/ethnicity (Asian)	1	0.15 %	
High	6	1.46%	
Characteristics by BR Size (Public Housing Only)			
1BR	120	29.2 %	
2 BR	165	40.15%	
3 BR	108	26.28%	
4 BR	18	4.38%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Component A - Statement of Housing Needs

B. Strategy for Addressing Needs

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

The PHA analyzed the housing needs of low-income and very low-income families who reside in the PHA's jurisdiction. Included in the analysis are housing needs of extremely low-income families, the elderly, families with disabilities, and households of various races and ethnic groups residing in the jurisdiction. The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1 - Maximize the number of affordable units available to the PHA within its current resources by: Select all that apply:

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

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

Component A - Statement of Housing Needs

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 - 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)

Component A - Statement of Housing Needs

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)

Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking in Public Housing and Section 8.

(2) Reasons for Selecting Strategies

Select all of the factors which influenced the PHA's selection of the strategies it will pursue:

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

STATEMENT OF HOUSING NEEDS

JURISDICTION

The PHA has analyzed the housing needs of low-income and very low-income families who reside in the PHA's jurisdiction. Included in the analysis are housing needs of extremely low-income families, the elderly, families with disabilities, and households of various races and ethnic groups residing in the jurisdiction. The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location.

Rate the impact of the factor on the housing needs for each family type, from 1 to 5, with one being "no impact" and five being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Component A - Statement of Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	10,483	5	5	5	N/A	N/A	N/A
Income >30% but <=50% of AMI	3,435	4	4	5	N/A	N/A	N/A
Income >50% but <80% of AMI	3,570	3	3	3	N/A	N/A	N/A
Elderly	687	4	4	3	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity White/Non Hisp.	6,989	N/A	N/A	3	N/A	N/A	N/A
Race/Ethnicity Black/Non Hisp.	10,610	N/A	N/A	4	N/A	N/A	N/A
Race/Ethnicity Hispanic	195	N/A	N/A	4	N/A	N/A	N/A
Race/Ethnicity Asian	88	N/A	N/A	N/A	N/A	N/A	N/A

“The City’s 5 Year Consolidated Plan is in the preliminary stages of planning. It won’t be actually updated & approved by HUD until August of 2020. Therefore, I do not have any new data to provide at this time.” - Jawaun Downs

WAITING LIST

The PHA has analyzed the housing needs of low-income and very low-income families on the PHA’s public housing and Section 8 waiting lists. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups on the PHA’s waiting lists.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location.

The PHA’s Public Housing and Section 8 waiting lists are computerized.

NEEDS ASSESSMENT

Through analysis of the PHA’s jurisdiction and waiting lists, the PHA believes that very low-income families’ and elderly persons are least well-served in the PHA’s jurisdiction. As required, the information provided includes:

- Households with incomes below 30% of area median (extremely low-income)
- Elderly households and households with disabilities
- Identification of household race and ethnicity

Component A - Statement of Housing Needs

BARRIERS TO AFFORDABLE HOUSING

There are barriers in the PHA's jurisdiction which impact the PHA's ability to provide affordable housing to these needy populations. The population group(s) identified very low-income families and elderly persons face the following barriers to obtaining affordable housing:

- Affordability
- Supply of housing resources
- Quality of available housing
- Accessibility
- Lack of PHA resources

STRATEGIES TO ADDRESS NEEDS

The PHA intends, to the maximum extent practicable, to address the community housing needs described above. The PHA efforts over the next year will center on addressing affordability and supply of housing resources. Other strategies to be considered include:

- Respond to HUD Notices of Funding Availability for additional funds
- Apply for additional Section 8 Vouchers;
- Develop partnerships with public and/or private partnerships, such as real estate developers and capital housing markets.
- Develop additional mixed finance, tax credit and other type financing (including the possibility of HOPE VI public housing units).
- Develop partnerships with nonprofit homeless shelters, transitional housing providers, and affordable housing providers.



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Application Waiting List Statistics Report

Breece-Lock

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	1091	Hispanic	34	Singles	731
Male Head of Household	304	Non-Hispanic	1354	Couples	413
Unknown Gender	0	Decline to Report	7	Families	251

Race Breakdown:		Bedroom Size Breakdown:		Head of Household Age Breakdown:	
White	147	0 Bedroom	0	Age 18 - 24	397
African American/Black	1243	1 Bedroom	770	Age 25-54	835
American Indian/Native Alaskan	0	2 Bedroom	503	Age 55-74	157
Asian	3	3 Bedroom	108	Age 75+	6
Native Hawaiian/Oth Pacific Island	9	4 Bedroom	14		
Other	0	5 Bedroom	0		
		6 Bedroom	0		

Annual Income Breakdown:		Income Level Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Total Annual Income	\$10,296,834.61	Extremely Low	1219	Handicapped	1
Average Annual Income	\$7,381.24	Very Low	89	Disabled	314
		Low	71	Elderly (62+)	60
		High	16		

1395 Total Tenant for Breece-Lock



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Application Waiting List Statistics Report

Johnson Carver Terrace

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 1049	Hispanic 21	Singles 643
Male Head of Household 269	Non-Hispanic 1290	Couples 398
Unknown Gender 0	Decline to Report 7	Families 277

Race Breakdown:	Bedroom Size Breakdown:	Head of Household Age Breakdown:
White 110	0 Bedroom 21	Age 18 - 24 351
African American/Black 1206	1 Bedroom 660	Age 25-54 787
American Indian/Native Alaskan 0	2 Bedroom 499	Age 55-74 173
Asian 4	3 Bedroom 107	Age 75+ 7
Native Hawaiian/Oth Pacific Island 4	4 Bedroom 26	
Other 1	5 Bedroom 5	
	6 Bedroom 0	

Annual Income Breakdown:	Income Level Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Total Annual Income \$11,424,415.72	Extremely Low 1129	Handicapped 0
Average Annual Income \$8,667.99	Very Low 101	Disabled 263
	Low 69	Elderly (62+) 73
	High 19	

1318 Total Tenant for Johnson Carver Terrace



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Application Waiting List Statistics Report

Foster Heights

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 1168	Hispanic 13	Singles 595
Male Head of Household 238	Non-Hispanic 1388	Couples 487
Unknown Gender 0	Decline to Report 5	Families 324

Race Breakdown:

White 112	Head of Household Age Breakdown:	Age 18 - 24 460
African American/Black 1299	Bedroom Size Breakdown:	Age 25-54 812
American Indian/Native Alaskan 0	0 Bedroom 13	Age 55-74 131
Asian 0	1 Bedroom 644	Age 75+ 3
Native Hawaiian/Oth Pacific Island 4	2 Bedroom 577	
Other 0	3 Bedroom 132	
	4 Bedroom 33	
	5 Bedroom 7	
	6 Bedroom 0	

Annual Income Breakdown:

Total Annual Income \$10,662,573.62	Income Level Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Average Annual Income \$7,583.62	Extremely Low 1235	Handicapped 1
	Very Low 80	Disabled 230
	Low 78	Elderly (62+) 51
	High 13	

1406 Total Tenant for Foster Heights



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Application Waiting List Statistics Report

Burg Jones Lane

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 687	Hispanic 8	Singles 406
Male Head of Household 161	Non-Hispanic 837	Couples 268
Unknown Gender 0	Decline to Report 3	Families 174

Race Breakdown:	Bedroom Size Breakdown:	Head of Household Age Breakdown:
White 60	0 Bedroom 0	Age 18 - 24 278
African American/Black 789	1 Bedroom 433	Age 25-54 481
American Indian/Native Alaskan 0	2 Bedroom 351	Age 55-74 86
Asian 2	3 Bedroom 50	Age 75+ 3
Native Hawaiian/Oth Pacific Island 3	4 Bedroom 10	
Other 1	5 Bedroom 4	
	6 Bedroom 0	

Annual Income Breakdown:	Income Level Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Total Annual Income \$5,520,372.88	Extremely Low 761	Handicapped 0
Average Annual Income \$6,509.87	Very Low 54	Disabled 180
	Low 26	Elderly (62+) 27
	High 7	

848 Total Tenant for Burg Jones Lane



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Application Waiting List Statistics Report

Robinson Place

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 636	Hispanic 12	Singles 31
Male Head of Household 42	Non-Hispanic 665	Couples 318
Unknown Gender 0	Decline to Report 1	Families 329

Race Breakdown:	Bedroom Size Breakdown:	Head of Household Age Breakdown:
White 43	0 Bedroom 87	Age 18 - 24 187
African American/Black 640	1 Bedroom 6	Age 25-54 465
American Indian/Native Alaskan 0	2 Bedroom 407	Age 55-74 23
Asian 0	3 Bedroom 141	Age 75+ 3
Native Hawaiian/Oth Pacific Island 2	4 Bedroom 22	
Other 0	5 Bedroom 15	
	6 Bedroom 0	

Annual Income Breakdown:	Income Level Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Total Annual Income \$5,455,759.60	Extremely Low 604	Handicapped 0
Average Annual Income \$8,046.84	Very Low 26	Disabled 82
	Low 38	Elderly (62+) 12
	High 10	

678 Total Tenant for Robinson Place



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Application Waiting List Statistics Report

Miller Square

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	226	Hispanic	3	Singles	15
Male Head of Household	14	Non-Hispanic	236	Couples	33
Unknown Gender	0	Decline to Report	1	Families	192

Race Breakdown:		Bedroom Size Breakdown:		Head of Household Age Breakdown:	
White	18	0 Bedroom	82	Age 18 - 24	41
African American/Black	223	1 Bedroom	1	Age 25-54	191
American Indian/Native Alaskan	0	2 Bedroom	20	Age 55-74	8
Asian	0	3 Bedroom	100	Age 75+	0
Native Hawaiian/Oth Pacific Island	0	4 Bedroom	28		
Other	0	5 Bedroom	9		
		6 Bedroom	0		

Annual Income Breakdown:		Income Level Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Total Annual Income	\$2,158,061.82	Extremely Low	213	Handicapped	0
Average Annual Income	\$8,991.92	Very Low	6	Disabled	26
		Low	16	Elderly (62+)	3
		High	5		

240 Total Tenant for Miller Square



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Application Waiting List Statistics Report

Frances Tower Wait List

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 1	Hispanic: 0	Singles: 1
Male Head of Household: 0	Non-Hispanic: 1	Couples: 0
Unknown Gender: 0	Decline to Report: 0	Families: 0

Race Breakdown:	Bedroom Size Breakdown:	Head of Household Age Breakdown:
White: 1	0 Bedroom: 1	Age 18 - 24: 0
African American/Black: 0	1 Bedroom: 0	Age 25-54: 0
American Indian/Native Alaskan: 0	2 Bedroom: 0	Age 55-74: 0
Asian: 0	3 Bedroom: 0	Age 75+: 1
Native Hawaiian/Oth Pacific Island: 0	4 Bedroom: 0	
Other: 0	5 Bedroom: 0	
	6 Bedroom: 0	

Annual Income Breakdown:	Income Level Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Total Annual Income: \$28,311.00	Extremely Low: 0	Handicapped: 0
Average Annual Income: \$28,311.00	Very Low: 0	Disabled: 0
	Low: 1	Elderly (62+): 1
	High: 0	

1 Total Tenant for Frances Tower Wait List



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Application Waiting List Statistics Report

Mckeen Wait List

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	3	Hispanic	0	Singles	3
Male Head of Household	0	Non-Hispanic	3	Couples	0
Unknown Gender	0	Decline to Report	0	Families	0

Race Breakdown:		Bedroom Size Breakdown:		Head of Household Age Breakdown:	
White	3	0 Bedroom	0	Age 18 - 24	0
African American/Black	0	1 Bedroom	3	Age 25-54	0
American Indian/Native Alaskan	0	2 Bedroom	0	Age 55-74	0
Asian	0	3 Bedroom	0	Age 75+	3
Native Hawaiian/Oth Pacific Island	0	4 Bedroom	0		
Other	0	5 Bedroom	0		
		6 Bedroom	0		

Annual Income Breakdown:		Income Level Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Total Annual Income	\$27,876.00	Extremely Low	2	Handicapped	0
Average Annual Income	\$9,292.00	Very Low	0	Disabled	0
		Low	1	Elderly (62+)	3
		High	0		

3 Total Tenant for Mckeen Wait List

Component B - Statement of Financial Resources

STATEMENT OF FINANCIAL RESOURCES

As required under the Quality Housing and Work Responsibility Act of 1998, the **Monroe Housing Authority** is submitting a Statement of Financial Resources. The Statement includes projected income and expense for the operation of the public housing and tenant-based assistance programs for the fiscal year beginning **July 1, 2020** and ending **June 30, 2021**.

The agency uses a **governmental fund** for budgeting and financial reporting in the public housing program and **enterprise fund** for budgeting and financial reporting in the tenant-based assistance programs.

For the plan year, total income projected for the public housing program is **\$17,104,500**. This is **\$1,250,321** more than for the previous plan year. Total expenses for the public housing program for the plan year are estimated at **\$10,899,900** (excluding depreciation). This is **\$1,922,531** less than for the previous plan year. Undesignated Fund Balance/Retained Earnings is estimated to **increase** by **\$2,904,600**. Note: Deducting prior year grants (see following two pages) results in **net loss of \$1,653,400**.

For the plan year, total income projected for the tenant-based assistance program is **\$8,680,100**. This is **\$359,500** more than for the previous plan year. Total expenses for the tenant-based assistance program for the plan year are estimated at **\$8,659,500**. This is **\$321,200** more than for the previous plan year. Undesignated Fund Balance/Retained Earnings is estimated to increase by **\$20,600**.

Statement of Financial Resources

Monroe Housing Authority

For the Plan Year 7/1/2020 to 6/30/2021

Line	Public Housing	Tenant-Based Assistance	
<u>No.</u>	<u>Program</u>	<u>Programs</u>	
<u>Revenues & Other Financial Sources</u>			
1	Tenant Rental Revenue	\$ 4,147,600	N/A
2	HUD PHA Operating Grants (current year)	\$ 3,930,000	\$ 8,650,000
3	HUD PHA Operating Grants (prior year)	\$ 4,558,000	N/A
4	Other Governmental Grants	\$ 4,103,900	N/A
5	Investment Income	\$ 15,000	\$ 100
6	Other Income (program generated)	\$ 350,000	\$ 30,000
7	Donations	Possible	N/A
8	Loan Proceeds	<u>n/a</u>	<u>N/A</u>
9	Total Revenues:	\$ 17,104,500	\$ 8,680,100
<u>Expenses</u>			
10	Administrative	\$ 2,800,000	\$ 970,000
11	Tenant Services	\$ 300,000	N/A
12	Utilities	\$ 470,000	N/A
13	Ordinary Maintenance & Operation	\$ 3,275,000	\$ 15,000
14	Protective Services	\$ 60,000	N/A
15	General Expenses	\$ 850,000	\$ 17,000
16	Extraordinary Maintenance	\$ -	N/A
17	Depreciation Expense	\$ 3,300,000	\$ 7,500
18	Housing Assistance Payments	N/A	\$ 7,650,000
19	Capital Outlays	\$ 3,144,900	
20	Debt Principal Payments	N/A	N/A
21	Total Expenses:	\$ 14,199,900	\$ 8,659,500
22	Excess of Revenues Over Expenses:	<u>\$ 2,904,600</u>	<u>\$ 20,600</u>

MEMO Information:

23	Capital Outlays	
24	Debt Principal Payments	N/A

Component C: Eligibility, Selection and Admission Policies

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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)

- When families are within a certain number of being offered a unit: **3**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit (Utilities not paid)

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

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

e. Yes No: Does the PHA access FBI criminal records from the FBI for 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)

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **Yes, but this changed during the year, therefore there is no data available to complete this section.**

Component C: Eligibility, Selection and Admission Policies

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

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

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **2**

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

d. Site-Based Waiting Lists

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

1. How many site-based waiting lists will the PHA operate in the coming year? **8**

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? **8**

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? **2**

Component C: Eligibility, Selection and Admission Policies

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

c. Preferences

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

Component C: Eligibility, Selection and Admission Policies

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 3 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
- 3 Victims of reprisals or hate crimes
- Other preference(s) (list below)

Component C: Eligibility, Selection and Admission Policies

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): "House Rules"

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

Component C: Eligibility, Selection and Admission Policies

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below): MHA Website

(3) Search Time

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

Component C: Eligibility, Selection and Admission Policies

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

- Date and Time

Former Federal preferences:

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

Component C: Eligibility, Selection and Admission Policies

- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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)

Component C: Eligibility, Selection and Admission Policies

DECONCENTRATION OF POVERTY AND INCOME MIXING

The PHA's admissions policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. Nothing in the de-concentration policy relieves the PHA of the obligation to meet the income targeting requirement. Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals

The PHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR.

Deconcentration applies to transfer families as well as applicant families.

The PHA has covered developments (general occupancy, family developments) subject to the deconcentration requirement. These covered developments are described in the PHA Plan.

Project Designation Methodology

STEP 1: PHA-Wide Average Income

The PHA will determine on an annual basis the average income of all families residing in developments subject to the deconcentration requirement.

The PHA will adjust the PHA-wide average income of covered developments for unit size (using the bedroom adjustment factor), in accordance with procedures prescribed by HUD in Notice PIH 2001-4.

STEP 2: Average Income for Each Development

The PHA will then determine the average income of all families residing in each development subject to the deconcentration requirement.

The PHA will adjust the development income for unit size (using the bedroom adjustment factor), in accordance with procedures prescribed by HUD in Notice PIH 2001-4.

STEP 3: Relation of Each Development to EIR

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for general occupancy developments.

[**Note:** If a covered development falls above the EIR, but its average family income is also below 30% of the area median income, then the development will be considered to be within the EIR, for purposes of income mixing (*references:* PIH Notice 2001-26, issued on August 2, 2001 and Federal Register Final Rule, published on August 6, 2002).]

Component C: Eligibility, Selection and Admission Policies

STEP 4: Consistency with PHA Goals and Strategies

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan. The PHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and
2. Local goals and strategies contained in the PHA Plan.

STEP 5: Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the PHA shall list these covered developments in the PHA Annual Plan.

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Admission Policies to Promote Deconcentration of Poverty or Income Mixing

Skipping a family on the waiting list or transfer list to reach another family in an effort to further the goals of the PHA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list or transfer list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list or transfer list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list or transfer list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list or transfer list in preference order regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the waiting list or transfer list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list or transfer list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list or transfer list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list or transfer list in preference order regardless of income.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy. However, the PHA shall uniformly limit the number of offers received by applicants and transfer families, described in this Chapter.

Component C: Eligibility, Selection and Admission Policies

The PHA shall establish a preference for admission of working families in covered developments below the EIR.

The PHA has adopted community-based waiting lists.

The PHA will allow occupancy standards of one child per bedroom in family developments.

Other Policies to Promote De-concentration of Poverty or Income Mixing

The PHA will offer certain incentives to higher income families willing to move into lower income developments [and vice versa]. The PHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project [and vice versa].

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA will offer the incentives described in the Admissions and Continued Occupancy Policy:

De-concentration Compliance

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the de-concentration requirement.

Promotion of Integration

Beyond the basic requirement of nondiscrimination, PHA shall affirmatively further fair housing to reduce racial and national origin concentrations.

The PHA shall not require any specific income or racial quotas for any development or developments.

A PHA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

Component C: Eligibility, Selection and Admission Policies

DECONCENTRATION AND INCOME MIXING

	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		Five Bedroom		Total "A" =		Factor "I"
	No.	Factor	No.	Factor	No.	Factor	No.	Factor	No.	Factor	No. x Factor	Total Units	Total "A" / Total Units
Overall	301	0.85	341	1	445	1.25	286	1.4	64	1.61	1657	115%	
Elderly Sites #	223	0.85	0	1	0	1.25	0	1.4	0	1.61	190	85%	
LA-01	24	0.85	63	1	42	1.25	14	1.4	0	1.61	156	108.7%	
LA-02	37	0.85	86	1	62	1.25	27	1.4	2	1.61	236	110.3%	
LA-05	7	0.85	86	1	75	1.25	5	1.4	2	1.61	196	112.0%	
LA-06	10	0.85	78	1	121	1.25	71	1.4	18	1.61	366	122.9%	
LA-09	0	0.85	28	1	78	1.25	68	1.4	35	1.61	277	132.6%	
LA-10	0	0.85	0	1	67	1.25	101	1.4	7	1.61	236	135.1%	
LA-11	123	0.85		1		1.25		1.4		1.61	105	85.0%	
LA-13	100	0.85		1		1.25		1.4		1.61	85	85.0%	

	All Complexes		Factor "II"		Factor "II"		Family Comp		Factor "II"		Factor "II"		
	Average Yr Income	Factor "I" div by PHA Adj Avg Inc	Factor "I" AYI times	Factor "I" div by PHA Adj Avg Inc	Average Yr Income	Factor "I" AYI times	Average Yr Income	Factor "I" AYI times	Factor "I" AYI times	Factor "I" div by PHA Adj Avg Inc	Factor "I" AYI times	Factor "I" div by PHA Adj Avg Inc	
LA-01	12,162.34	87.02%	11,184.66	87.02%	12,162.34	11,184.66	12,162.34	11,184.66	11,184.66	91.37%	91.37%		
LA-02	14,315.91	101.01%	12,983.03	101.01%	14,315.91	12,983.03	14,315.91	12,983.03	12,983.03	106.06%	106.06%		
LA-05	13,112.77	91.12%	11,712.61	91.12%	13,112.77	11,712.61	13,112.77	11,712.61	11,712.61	95.68%	95.68%		
LA-06	13,874.96	87.86%	11,293.09	87.86%	13,874.96	11,293.09	13,874.96	11,293.09	11,293.09	92.26%	92.26%		
LA-09	17,272.78	101.37%	13,030.18	101.37%	17,272.78	13,030.18	17,272.78	13,030.18	13,030.18	106.45%	106.45%		
LA-10	18,864.10	108.63%	13,963.36	108.63%	18,864.10	13,963.36	18,864.10	13,963.36	13,963.36	114.07%	114.07%		
LA-11	13,452.57	123.13%	15,826.55	123.13%									
LA-13	16,226.41	148.52%	19,089.89	148.52%									
Total	119,281.84				89,602.86		89,602.86						
Average PHA Wide	14,910.23				14,933.81		14,933.81						
Adj Avg Inc	12,853.65				12,240.83		12,240.83						

\\EXCHSRV01\Capital-Funds\P&D\00 P&D Admin\20ADMXX - 20AP Annual Plan\20AP Annual Agency Plan WIP\DONE c-2020 Decon. & Income Mixing 2020-03-04.xls]Sheet1



Monroe Housing Authority • 300 Harrison Street • Monroe, LA 71201 • 318-388-1500 • TDD/TTY 1-800-545-1833 ext. 872

Certification Listing - Tenant Statistic Report

0001P - Breece-Lock

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 128	Hispanic 1	Singles 38
Male Head of Household 15	Non-Hispanic 142	Couples 38
Unknown Gender 0		Families 67

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 2	0 Bedroom 0	Total HAP \$0.00
Black 141	1 Bedroom 24	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 63	Total Tenant Rent \$30,339.00
Asian 0	3 Bedroom 42	Average Tenant Rent \$212.16
Native Hawaiian/Oth Pacific Island 0	4 Bedroom 14	Total Annual Income \$1,739,214.00
Other 0	5 Bedroom 0	Average Annual Income \$12,162.34
	6 Bedroom 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 23	Rent \$0 to \$100 42	Handicapped 0
Age 25-54 89	Rent \$101 to \$200 46	Disabled 34
Age 55-74 27	Rent \$201 to \$300 20	Elderly 24
Age 75+ 4	Rent \$301 to \$400 17	

143 Total Tenant for 0001P - Breece-Lock



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Certification Listing - Tenant Statistic Report

0002P - Johnson Carver Terrace

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	201	Hispanic	0	Singles	85
Male Head of Household	13	Non-Hispanic	214	Couples	51
Unknown Gender	0			Families	78

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$473.00
Black	211	1 Bedroom	37	Average HAP	\$2.21
American Indian/Native Alaskan	0	2 Bedroom	86	Total Tenant Rent	\$56,919.00
Asian	0	3 Bedroom	62	Average Tenant Rent	\$265.98
Native Hawaiian/Oth Pacific Island	0	4 Bedroom	27	Total Annual Income	\$3,063,604.00
Other	0	5 Bedroom	2	Average Annual Income	\$14,315.91
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	21	Rent \$0 to \$100	23	Handicapped	0
Age 25-54	128	Rent \$101 to \$200	62	Disabled	47
Age 55-74	56	Rent \$201 to \$300	33	Elderly	41
Age 75+	9	Rent \$301 to \$400	29		

214 Total Tenant for 0002P - Johnson Carver Terrace



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Certification Listing - Tenant Statistic Report

0005P - Foster Heights

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	169	Hispanic	1	Singles	43
Male Head of Household	6	Non-Hispanic	174	Couples	46
Unknown Gender	0			Families	86

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	1	0 Bedroom	0	Total HAP	\$552.00
Black	174	1 Bedroom	7	Average HAP	\$3.15
American Indian/Native Alaskan	0	2 Bedroom	86	Total Tenant Rent	\$37,748.00
Asian	0	3 Bedroom	75	Average Tenant Rent	\$215.70
Native Hawaiian/Oth Pacific Island	0	4 Bedroom	5	Total Annual Income	\$2,294,734.00
Other	0	5 Bedroom	2	Average Annual Income	\$13,112.77
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	25	Rent \$0 to \$100	21	Handicapped	1
Age 25-54	117	Rent \$101 to \$200	36	Disabled	24
Age 55-74	28	Rent \$201 to \$300	28	Elderly	18
Age 75+	5	Rent \$301 to \$400	17		

175 Total Tenant for 0005P - Foster Heights



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Certification Listing - Tenant Statistic Report

0006P - Burg Jones Lane

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	284	Hispanic	0	Singles	69
Male Head of Household	14	Non-Hispanic	298	Couples	51
Unknown Gender	0			Families	178

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	295	1 Bedroom	10	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	78	Total Tenant Rent	\$44,159.00
Asian	0	3 Bedroom	121	Average Tenant Rent	\$148.18
Native Hawaiian/Oth Pacific Island	1	4 Bedroom	71	Total Annual Income	\$4,134,739.00
Other	1	5 Bedroom	18	Average Annual Income	\$13,874.96
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	21	Rent \$0 to \$100	94	Handicapped	1
Age 25-54	217	Rent \$101 to \$200	62	Disabled	53
Age 55-74	49	Rent \$201 to \$300	30	Elderly	34
Age 75+	11	Rent \$301 to \$400	30		

298 Total Tenant for 0006P - Burg Jones Lane



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Certification Listing - Tenant Statistic Report

0009P - Robinson Place

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 195	Hispanic 1	Singles 26
Male Head of Household 14	Non-Hispanic 208	Couples 45
Unknown Gender 0		Families 138

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 2	0 Bedroom 0	Total HAP \$0.00
Black 207	1 Bedroom 0	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 28	Total Tenant Rent \$55,664.00
Asian 0	3 Bedroom 78	Average Tenant Rent \$266.33
Native Hawaiian/Oth Pacific Island 0	4 Bedroom 68	Total Annual Income \$3,610,012.00
Other 0	5 Bedroom 35	Average Annual Income \$17,272.78
	6 Bedroom 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 5	Rent \$0 to \$100 30	Handicapped 2
Age 25-54 155	Rent \$101 to \$200 33	Disabled 38
Age 55-74 39	Rent \$201 to \$300 29	Elderly 27
Age 75+ 10	Rent \$301 to \$400 28	

209 Total Tenant for 0009P - Robinson Place



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Certification Listing - Tenant Statistic Report

0010P - Miller Square

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	167	Hispanic	1	Singles	8
Male Head of Household	8	Non-Hispanic	174	Couples	32
Unknown Gender	0			Families	135

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$575.00
Black	173	1 Bedroom	0	Average HAP	\$3.29
American Indian/Native Alaskan	0	2 Bedroom	0	Total Tenant Rent	\$49,132.00
Asian	0	3 Bedroom	67	Average Tenant Rent	\$280.75
Native Hawaiian/Oth Pacific Island	0	4 Bedroom	101	Total Annual Income	\$3,301,218.00
Other	0	5 Bedroom	7	Average Annual Income	\$18,864.10
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	3	Rent \$0 to \$100	25	Handicapped	0
Age 25-54	138	Rent \$101 to \$200	35	Disabled	27
Age 55-74	31	Rent \$201 to \$300	21	Elderly	16
Age 75+	3	Rent \$301 to \$400	22		

175 Total Tenant for 0010P - Miller Square



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Certification Listing - Tenant Statistic Report

0011P - Frances Tower

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 72	Hispanic 0	Singles 119
Male Head of Household 51	Non-Hispanic 123	Couples 4
Unknown Gender 0		Families 0

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 78	0 Bedroom 0	Total HAP \$0.00
Black 45	1 Bedroom 123	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 0	Total Tenant Rent \$35,960.00
Asian 0	3 Bedroom 0	Average Tenant Rent \$292.36
Native Hawaiian/Oth Pacific Island 0	4 Bedroom 0	Total Annual Income \$1,654,666.00
Other 0	5 Bedroom 0	Average Annual Income \$13,452.57
	6 Bedroom 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 0	Rent \$0 to \$100 1	Handicapped 0
Age 25-54 0	Rent \$101 to \$200 3	Disabled 33
Age 55-74 92	Rent \$201 to \$300 62	Elderly 122
Age 75+ 31	Rent \$301 to \$400 57	

123 Total Tenant for 0011P - Frances Tower



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Certification Listing - Tenant Statistic Report

0013P - McKeen Plaza

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household	Hispanic	Singles
Male Head of Household	Non-Hispanic	Couples
Unknown Gender		Families
75	2	97
25	98	3
0		0

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White	0 Bedroom	Total HAP
Black	1 Bedroom	Average HAP
American Indian/Native Alaskan	2 Bedroom	Total Tenant Rent
Asian	3 Bedroom	Average Tenant Rent
Native Hawaiian/Oth Pacific Island	4 Bedroom	Total Annual Income
Other	5 Bedroom	Average Annual Income
	6 Bedroom	
70	0	\$0.00
29	100	\$0.00
0	0	\$30,259.00
0	0	\$302.59
1	0	\$1,622,641.00
2	0	\$16,226.41
	0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24	Rent \$0 to \$100	Handicapped
Age 25-54	Rent \$101 to \$200	Disabled
Age 55-74	Rent \$201 to \$300	Elderly
Age 75+	Rent \$301 to \$400	
0	1	0
0	22	13
48	25	99
52	17	

100 Total Tenant for 0013P - McKeen Plaza

Component D- Statement of the PHA's Rent Determination Policies

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

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

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- 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
 \$26-\$50

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

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

1) Family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance; 2) The family would be evicted as a result of the imposition of minimum rent requirements; 3) The income of the family has decreased because of changed circumstances, including: loss of employment; death in the family; other circumstances as determined by the PHA or HUD.

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

1. 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:

Component D- Statement of the PHA's Rent Determination Policies

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances:
- 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)

Component D- Statement of the PHA's Rent Determination Policies

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
 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) __\$10(Rent)____
 Other (list below)

- g. Yes 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 phase in rent increases in the next year?

(2) Flat Rents

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

- 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) Fair Market Rents (FMR)

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.

1. 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
 Above 110% of FMR (if HUD approved; describe circumstances below)

Component D- Statement of the PHA's Rent Determination Policies

2. 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)
3. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
4. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
5. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)
- 1) Family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance;
 - 2) The family would be evicted as a result of the imposition of minimum rent requirement;
 - 3) The income of the family has decreased because of changed circumstances, including: loss of employment; death in family; other circumstances as determined by the PHA or HUD.

Component D- Statement of the PHA's Rent Determination Policies

PUBLIC HOUSING

The PHA's Admissions & Continued Occupancy Policy (ACOP) has recently been revised (clarifications only) and did not require approval by the Board of Commissioners.

The PHA's Admissions & Continued Occupancy Policy is available at the following locations for review by tenants, applicants and the public:

- Monroe Housing Authority, Main Office
- Monroe Housing Authority Annex
- George Breece/Louis Lock, Management Office
- Johnson-Carver Terrace Management Office
- Foster Heights, Management Office
- Burg Jones Lane, Management Office
- Robinson Place, Management Office
- Miller Square, Management Office
- Frances Tower, Management Office
- McKeen Plaza, Management Office

SECTION 8 TENANT-BASED ASSISTANCE

This statement describes the basic discretionary policies that pertain to rents charged to families receiving tenant-based assistance, including discretionary minimum rents and payment standards policies.

The PHA's Administrative Plan has recently been revised and approved by the Board of Commissioners. The Administrative Plan has not yet been submitted to HUD. It is available at the following locations for review by participants, applicants and the public:

Monroe Housing Authority-Main Office-300 Harrison Street
Monroe Housing Authority-Annex-210 Harrison Street

Component G - A Statement of Capital Improvements Needed

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

B. HOPE VI and Public Housing Development and Replacement Activities

(Non-Capital Fund)

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Component G - A Statement of Capital Improvements Needed

- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

CAPITAL IMPROVEMENT NEEDS

As required under the Quality Housing & Work Responsibility Act of 1998, the **Monroe Housing Authority** is submitting its Capital Improvement Plan. This submission includes both the long-term capital improvements needed as well as the capital improvements planned for the fiscal year beginning **July 1, 2020**.

Reference **2019-2023 Five Year Action Plan for the Capital Fund Grant Program**, submitted and approved by HUD on 09/24/2019.

This information has been developed based on an analysis of the:

- **Trends identified through work orders and preventive maintenance programs**
- **Inspection reports completed on all public housing units during the last 12-month period**
- **Engineering reports prepared by an independent consultant for the housing authority**
- **Recommendations and requests received from residents of public housing units.**

Capital improvements accomplished in the next fiscal year will depend on the level of funding available to the housing authority under the Capital Fund. At this time, the level of funding per unit is unknown. Depending on funding available, the capital improvements will be undertaken in the order shown, which indicates the priority need.

Component H - Statement of Demolition and/or Disposition of Public Housing Units Owned by the Housing Authority

6. Demolition and Disposition

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

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

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

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

STATEMENT OF DEMOLITION AND/OR DISPOSITION OF PUBLIC HOUSING UNITS OWNED BY THE HOUSING AUTHORITY

DEMOLITION/DISPOSITION PLANNED

None for at least the next two fiscal years.

Component K - A Statement of Homeownership Programs

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

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

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

(2) Program Description

a. Size of Program

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, what is the maximum number of participants this fiscal year? 10 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:

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

Goals:

1. Have at least 10 Voucher holders become homeowners.
2. Partnership with local banks, real estate agents, and credit counselors.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- Demonstrating that it has other relevant experience (list experience below).

Above does not apply. Please see following pages.

***See pages k-2 – k-10 for more information**

Component K - A Statement of Homeownership Programs

21.5 HOMEOWNERSHIP

24 CFR 982.625 - .643

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. MHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

MHA offers monthly assistance payments.

21.5.1 Family Eligibility

24 CFR 982.627

The family must meet all of the requirements listed below before the commencement of homeownership assistance:

- The family must have been admitted to the Housing Choice Voucher program;
- The family must qualify as a first-time homeowner, or may be a cooperative member;
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. MHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not MHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit;
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12;
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families;
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before the commencement of homeownership assistance for the family;
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, MHA must grant an exemption from the employment requirement if MHA determines that it is needed as a reasonable accommodation;

Component K - A Statement of Homeownership Programs

- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home; and
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631 (c).

21.5.2 Selection of Families

24 CFR 982.626

Unless otherwise provided (under the homeownership option), MHA may limit homeownership assistance to families for purposes defined by MHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in MHA administrative plan.

If MHA limits the number of families that may participate in the homeownership option, MHA must establish a system by which to select families to participate.

21.5.3 Eligible Units

24 CFR 982.628

In order for a unit to be eligible, MHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:
 - A public housing or Indian housing unit;
 - A unit receiving Section 8 project-based assistance;
 - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
 - A college or other school dormitory
 - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions;
 - The unit must be under construction or already exist at the time the family enters into the contract of sale;
 - The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium;
- The unit must have been inspected by MHA and by an independent inspector designated by the family;

Component K - A Statement of Homeownership Programs

- The unit must meet the Housing Quality Standards;
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years; and
- For MHA-owned units all of the following conditions must be satisfied:
 - MHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and MHA-owned unit is freely selected by the family without MHA pressure or steering;
 - The unit is not ineligible housing; and
 - MHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any MHA provided financing. All of these actions must be completed in accordance with program requirements.

MHA must not approve the unit if MHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

21.5.4 Additional Requirements for Search and Purchase

24 CFR 982.629

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. MHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by MHA, MHA may issue the family a voucher to lease a unit or place the family's name on the wait list for a voucher.

21.5.5 Homeownership Counseling

24 CFR 982.630

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete a pre-assistance homeownership and housing counseling program required by MHA.

21.5.6 Home Inspections

24 CFR 982.631

MHA will not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until MHA has inspected the unit and has determined that the unit passes HQS.

Component K - A Statement of Homeownership Programs

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

21.5.7 Contract of Sale

24 CFR 982.631

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give MHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

21.5.8 Disapproval of a Seller

24 CFR 982.306(c) and 24 CFR 982.631

In its administrative discretion, MHA may deny approval of a seller for the same reasons MHA may disapprove an owner under the regular HCV program.

21.5.9 Financing

24 CFR 982.632

MHA will follow established requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt.

21.5.10 Homeownership Option 10 Year Asset Exclusion

24 CFR 5.603(b)

For the first ten years after the closing date, a home purchased with voucher assistance is exempt from being counted as an asset. This exemption terminates after a family's 10th year of participation in the program.

Component K - A Statement of Homeownership Programs

21.5.11 Continued Assistance Requirements: Family Obligations

24 CFR 982.633, 24 CFR 982.551

Homeownership assistance may only be paid while a family is residing in the home. If a family moves out of the home, MHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to MHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt;
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i);
- The family must supply information to MHA or HUD as specified in 24 CFR 982.551(b).
- The family must further supply any information required by MHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses;
- The family must notify MHA before moving out of the home;
- The family must notify MHA if the family defaults on the mortgage used to purchase the home; and
- No family member may have any ownership interest in any other residential property.

21.5.12 Maximum Term of Homeownership Assistance

24 CFR 982.634

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer;
- Ten years, in all other cases; and

Component K - A Statement of Homeownership Programs

- The maximum term described above applies to any member of the family who:
 - Has an ownership interest in the unit during the time that homeownership payments are made; or
 - Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made?

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different housing authorities, the total of such assistance terms is subject to the maximum term described in this part.

21.5.13 Homeownership Assistance Payments and Homeownership Expenses

24 CFR 982.635

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, MHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

MHA may pay the homeownership assistance payments directly to the family, or at MHA's discretion, to a lender on behalf of the family.

If the assistance payment exceeds the amount due to the lender, MHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family.

MHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

Component K - A Statement of Homeownership Programs

Homeownership expenses (not including cooperatives) only include amounts allowed by MHA to cover:

- Principle and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- MHA allowance for maintenance expenses;
- MHA allowance for costs of major repairs and replacements;
- MHA utility allowance for the home;
- Principle and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if MHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located [see 24 CFR 982.628(b)]; and
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by MHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principle and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- MHA allowance for maintenance expenses;
- MHA allowance for costs of major repairs and replacements;
- MHA utility allowance for the home;

Component K - A Statement of Homeownership Programs

- Principle and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if MHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person; and
- Cooperative operating charges or maintenance fees assessed by the cooperative homeownership association.

21.5.14 Homeownership Portability

24 CFR 982.636, 982.637, 982.353(b)(c), 982.552, 982.553

Subject to the restrictions on portability included in HUD regulations and MHA policies, a family may exercise portability if the receiving housing authority is administering a voucher homeownership program and accepting new homeownership families. The receiving housing authority may absorb the family into its voucher program, or bill the initial housing authority.

21.5.15 Moving with Continued Homeownership Assistance

24 CFR 982.637

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

MHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, MHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with MHA's policy regarding number of moves within a 12-month period. MHA must deny the family permission to move to a new unit with continued voucher rental assistance if:
 - The family defaulted on an FHA-insured mortgage; and
 - The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

Component K - A Statement of Homeownership Programs

21.5.16 Denial or Termination of Homeownership Assistance

24 CFR 982.638, 24 CFR 982.551 – 982.553

At any time, MHA may deny or terminate homeownership assistance in accordance with HCV program requirements.

MHA may also deny or terminate assistance for violation of participant obligations.

MHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgement or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt

21.6 MORTGAGE DEFAULT AND FORECLOSURE

HCV Homeownership GB, p. 139

MHA will terminate homeownership voucher assistance for a family that defaults on a mortgage loan and is dispossessed from the home under a judgement or order of foreclosure.

If the mortgage loan is not insured by the FHA, MHA may or may not, on a case-by-case basis and in accordance with its policies, allow the family to move to a new unit with rental assistance.

If the family defaults on a mortgage insured by FHA, MHA will not approve rental assistance for the family unless the family has both:

- Conveyed title to the home, as required by HUD, to HUD or HUD's designee; and
- Moved from the home within the period established or approved by HUD.

MHA will not allow the family to purchase another unit with homeownership assistance if the family defaults on any mortgage loan (FHA or non-FHA) and is dispossessed from the home under a judgement of foreclosure. In all cases, the family will be informed as to whether they will be able to receive rental assistance or if its participation in the housing voucher program is being terminated.

Component M - A Statement of the PHA's Safety and Crime Prevention Measures

SAFETY AND CRIME PREVENTION PLAN

Goals and Objectives:

The goals and objectives of the PHA's Safety and Crime Prevention Plan reflect the the needs of the community. Goals and objectives are:

- Examine the nature, frequency and severity of the overall safety and crime in and around the PHA's public housing properties.
- Conduct a resident survey of crime and safety issues at a monthly meeting.
- Carefully analyze results of HUD's Resident Service and Satisfaction Survey.
- Work with local law enforcement agencies to identify any gang involvement in and around the PHA's public housing properties.
- Reduce crime in public housing developments to a level equal to or less than surrounding neighborhoods.
- Reduce safety and crime problems in and around the PHA's public housing properties by 10% annually.
- Identify at least five public housing units for residency by a police officer.
- Work with law enforcement to continue a community-policing program in and around the PHA's public housing properties.
- Make physical improvements to enhance security. Resources to be applied include Capital Fund Grants.
- Provide after-school programs to youth depending on availability of funds.
- Identify and secure sources of funding for resident initiatives programs.

The PHA plans to continue the following measures in order to ensure the continued safety of public housing residents:

- The PHA shall involve resident in the identification of any potential or actual safety and security problems, the development of effective measures to prevent or resolve potential or actual problems, and feedback in monitoring effectiveness.
- The PHA shall complete or abate all emergency work orders within 24 hours.
- The PHA shall continue to handle after-hour emergency calls by utilizing an answering service and ensuring that key maintenance or property management staffs are on call at all times.
- The PHA shall visit each development at least weekly in order to assess general condition of the development, including any potential safety and security problems.
- The PHA shall check to ensure that all smoke detectors are operable each time any maintenance or management staff enters a unit.
- The PHA shall charge a reasonable cost to residents for each offence for smoke detectors, where the smoke detector has been tampered with and made inoperable. The Public Housing lease and Admissions & Continued Occupancy Policy shall be properly amended.
- The PHA promptly enforces the lease for the third offense for smoke detectors, where the smoke detector has been tampered with and made inoperable, by beginning the lease termination process. The Public Housing lease and Admissions & Continued Occupancy Policy shall be properly amended.
- The PHA shall continue to conduct meetings at the developments, or groups of developments, with residents at least monthly. Safety and security issues shall be discussed.

Component M - A Statement of the PHA's Safety and Crime Prevention Measures

- The PHA shall publish a resident newsletter for all public housing residents at least three times a year. The PHA shall also continue to inform residents about monthly meetings in their development through flyers. Safety and security issues shall be discussed in the published newsletter and in the flyers.

The PHA plans to continue the following crime prevention activities:

- The PHA shall involve residents in the identification of any potential or actual crime problems, the development of effective measures to prevent or resolve potential or actual problems, and feedback in monitoring effectiveness.
- The PHA shall conduct after-hours inspections, to check outside lights, possible drug or gang activity and lease violations, which are conducted at least every three months.
- The PHA shall ensure, as much as possible, that outside lighting is adequate at each development.
- The PHA shall make physical improvements as necessary to enhance security.
- The PHA shall insure that all installed security screens and doors are in good repair at all family developments.
- The PHA shall visit each development at least weekly in order to assess general condition of the development, including ensuring that no drug- or gang-related activity is occurring.
- The PHA shall inspect vacant units weekly in order to ensure that vandalism, illegal entry, or use for illegal activities is not occurring.
- The PHA shall conduct lease violation conferences and housing counseling sessions for suspected lease violations, including those cited above. These conferences shall be documented in writing, with clear consequences of such lease violation, explained to the family.
- The PHA recognizes the importance of identifying unauthorized persons in order to prevent drug and crime activity in its public housing units. In order to effectively monitor occupancy, the PHA shall strictly enforce visitor policy that states each public housing resident may have a visitor of no more than 14 days. After such time, unless prior PHA approval has been obtained, visitors shall be considered unauthorized and proper lease enforcement action shall be taken.
- The PHA shall conduct meetings at the developments, or groups of developments, with residents at least monthly. Crime, gang and drug prevention measures, including the responsibility of residents to report activity, shall be discussed. The PHA shall publish a resident newsletter for all public housing residents at least three times a year. Issues such as drug, gang, and crime prevention will be discussed.

The PHA shall offer the following crime prevention programs:

- After-school programs at all family developments, as funding allows.
- Recreational programs adjacent to or at all family developments and in elderly developments, as funding allows.
- Youth programs for youth in all family developments, as funding allows.
- Neighborhood Watch programs at all family developments

The PHA plans to continue the following coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- The Monroe Police Department shall perform community-based policing at all PHA developments and surrounding neighborhoods.

Component M - A Statement of the PHA's Safety and Crime Prevention Measures

- The Monroe Police Department shall conduct drug, gang, and crime prevention presentations at all PHA developments with special emphasis on family developments.
- The PHA shall supply the Monroe Police Department with information concerning any incident, evidence or crime-related lease violation at any public housing development.
- The Monroe Police Department shall supply the PHA with information concerning any apprehension, incident or arrest at any public housing development.
- The Monroe Police Department shall assist the PHA in enforcing the list of unauthorized persons 'banned' from public housing, due to suspected drug, gang, or crime-related activity, from entering public housing property at any public housing development.
- The PHA shall allow eligible police officers (at least five) to reside in public housing developments.

The terms of tenancy of police officers include the following:

- No rent will be charged. The police officer will provide 30 hours of volunteer work per month.
- The security deposit will be waived.

The police officer must be, during the period of residence in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State, or local government.

Component N - A Statement of the PHA's Policies and Rules Regarding Ownership of Pets in Public Housing

MONROE HOUSING AUTHORITY PET POLICY

Families residing in a Public Housing unit are allowed to keep common household pets in their apartments as stated in their lease and in accordance with the Code of Federal Regulations. Families may request permission to keep a common household pet. Management reserves the right to limit the number of common household pets in each unit to one. A common household pet such as a dog or cat must be registered with the Housing Authority before it is brought onto the premises, and registration is updated each year at annual reexamination. No vicious or intimidating animal or pet is to be kept on the premises. The resident will be responsible for all reasonable expenses directly related to the presence of the animal or pet on the premises, including the cost of repairs and replacement in the apartment, and the cost of animal care facilities if needed. These charges are due and payable within 30 days of written notification

Payment

The PHA will require a deposit of \$300 due upon occupancy of a resident with a pet (dog or cat). This fee is intended to cover the reasonable operating costs to the project. \$100 of the \$300 deposit is non-refundable; this is used to cover administration and operating cost. The refundable portion of the pet deposit (\$200) will be placed in an escrow account. The PHA will refund the unused portion of the deposit, less damages caused by the pet, to the resident within a reasonable time after the resident moves from the project or no longer owns or has a pet present in the resident's dwelling unit.

Limitations

PHA authorization for a pet will be given on a year-by-year basis. No pet exceeding 25 pounds, or 15 inches in height at full growth will be allowed.

No dangerous animal or pet will be allowed. Dangerous pets or animals include, but are not limited to:

- Birds of prey (birds such as canaries, parakeets, finch and other species that are normally kept in cages are permitted); poisonous or dangerous fish (permissible fish must be kept in tanks or aquariums not to exceed 20 gallons); dogs such as Pit Bulls or pit bull mix (suggested types of dogs include Chihuahuas, Pekinese, Toy Poodle, Schnauzer, Cocker Spaniel, Dachshund and Terriers); non-household cats (cats must be declawed or have scratching posts and should not exceed 15 pounds); rodents including hamsters and ferrets; reptiles including turtles and small lizards such as chameleons; pot-bellied pigs; exotic pets (at no time will the PHA approve exotic pets such as snakes, monkeys, game pets, etc.).

Registration

- A certificate signed by a licensed veterinarian stating that the common household pet has received timely all inoculations currently required by state and local laws. Also required is whatever license is mandated by local law.
- Name, address and phone number of person to be responsible for pet in resident's absence.

All animals are to be spayed or neutered. If animals are not spayed or neutered and have offspring, the resident household is in violation of this rule.

Component N - A Statement of the PHA's Policies and Rules Regarding Ownership of Pets in Public Housing

No animal or pet may be kept in violation of humane or health laws.

Information must be provided to identify the animal or pet and to demonstrate that it is a common household pet of reasonable size and demeanor. The Housing Authority will notify the owner of the common household pet if registration of the pet is refused and will state the basis for the rejection, as size, disposition, etc.

Animal Restraint

A common household pet must be effectively restrained and under the control of a responsible person when passing through a common area, from the street to the apartment, etc. In high-rise elderly complexes household pets must be carried in common areas.

Sanitation Standards

Any animal or pet waste deposited in any animal or pet animal exercise area must be removed right away by the pet owner. Residents will take adequate precautions to eliminate any animal or pet odors within or around the apartment and maintain the apartment in a sanitary condition at all times. If a litter box is used in the apartment, it must be emptied at least every two days and contents placed in a heavy plastic bag into the garbage container immediately.

All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside area. Tenants are prohibited from feeding stray animals. The feeding of stray animals will constitute having a pet without permission of the Housing Authority.

Residents will not alter their unit, patio or unit area to create an enclosure for a common household pet.

Potential Problems and Solutions

Residents will not permit any disturbances by their pets which would interfere with the quiet enjoyment of other tenants; whether by loud barking, howling, biting, scratching, chirping or other such activities.

The Housing Authority may enter the owner's apartment to inspect the premises when circumstances so warrant, to investigate a complaint that there is a violation, and/or to check on a nuisance or threat to health and safety of other residents. The action may include also placing the pet in a facility to provide care and shelter for a period not to exceed 30 days.

If the pet is threatened by the incapacitation or death of the owner, (or by extreme negligence,) and the designated alternate is unwilling or unable to care for the pet, the Housing Authority may place the pet in proper facility for up to 30 days. If there is no other solution at the end of 30 days, the manager may donate the pet to a humane society. Cost of this professional care will be borne by the pet owner.

All animals and/or pets not owned by residents, except for service animals, will be prohibited on the premises. The authorization for a common household pet may be revoked at any time subject

Component N - A Statement of the PHA's Policies and Rules Regarding Ownership of Pets in Public Housing

to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

- Mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice.
- Lease termination proceedings.

This policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

NO ONE IS TO BE DENIED OCCUPANCY IF THEY NEED A SERVICE, EMOTIONAL SUPPORT OR COMPANION ANIMAL FOR ASSISTANCE DUE TO A DISABILITY. NO PART OF THE LEASE OR HOUSE RULES ON PET REGULATIONS CAN BE OR SHOULD BE APPLIED TO ASSISTANCE ANIMALS.

Component O - Civil Rights Certification

8. Civil Rights Certifications

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

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

SAMPLE CERTIFICATION (see next page)

Component O - Civil Rights Certification

**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

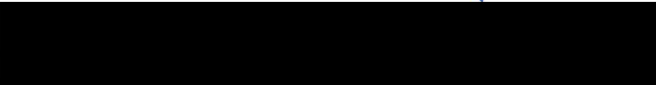
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the 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.

Monroe Housing Authority
PHA Name

LA006
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	Hal Hinchliffe	Title	Board Chairman
Signature		Date	3/23/2020

Component P - Housing Authority's Fiscal Year Audit

The 2018/2019 Audit for the Monroe Housing Authority has been completed and will be submitted to the New Orleans, HUD Field Office attached to this Plan.

This audit covers the fiscal year beginning July 1, 2018 and ending June 30, 2019.

Monroe Housing Authority, 300 Harrison Street, Monroe, LA 71201.

Component R - Other Information

12. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan). The PHA achieved the goals and objectives established in the previous 5-Year Plan. Improving the quality of life for the people we serve is our highest priority. We have and will continue to develop partnerships among public and private entities to increase the availability of decent, safe and affordable housing in our community.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the Five-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Significant Amendment /Substantial Deviation from the 5-Year Plan, as defined by the PHA, means any action that meets the following criteria:

- Any deviation, change, or additional provision which alters the original intent of the provisions described in this Plan, or which substantially affects the achievement of quantifiable performance indicators;
- Any addition of non-emergency work items (items not included in the current Annual Statement of Five-Year Action Plan) over \$500,000;
- Change in the use of replacement reserve funds over \$100,000;
- Any change with regard to the demolition or disposition of any public housing units;
- Changes to tenant/resident admissions policies;
- Changes to Housing Choice Voucher & Low-Income Public Housing termination policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes to designation, homeownership programs or conversion activities

b. Any Significant Amendment/Substantial Deviation is subject to the following requirements:

- The PHA must consult with the Resident Advisory Board
- The PHA must ensure consistency with the Consolidated Plan jurisdiction
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period
- The PHA may not adopt the amendment or modification until the PHA has called a meeting of its Board of Directors. This meeting, at which time the amendment or modification is adopted, must be open to the public.

Component R - Other Information

- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures.

C. Other Information [24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Resident Council Luncheon – Meeting Minutes

February 27, 2020 @ 11:30am

William Smart – Executive Director:

Welcome. Prayer. Thank you to City officials, residents, and staff for attendance.

Purpose: To present our intentions as an Agency for the 2020 Capital Funding, Housing Voucher Program, resident services programs in order to inform residents and the community about activities, spending, and services of Monroe Housing Authority. Break for lunch.

Introduction of Janet Wells.

Janet Wells – Planning Director:

I work in Planning and Development for MHA. As we know, the residents like to see the interior work and renovations in the developments but there are some major exterior items we need to do first this year. is to use the funds wisely and appropriately while addressing the most important needs first. McKeen Plaza will be getting some exterior improvements and brick work. Johnson Carver, Miller Square, and Foster Heights need Maintenance Facilities. We intend to add some parking at Burg Jones Lane and near the office at Robinson Place. Therefore, we'll be focusing on major exterior work. As always, if you have any questions, we're always available.

Introduction of Naomi Jackson.

Naomi Jackson – Section 8:

I manage the Housing Choice Voucher program. Section 8 is at a 98.5% as of today. This year we have developed partnerships to house homeless Veterans using five vouchers. We have a Case Manager in Monroe to help Veterans obtain housing through screening and placement. The Family Self-Sufficiency Program has 107 slots; 91 of those slots were filled and will be graduating from the program. We have paid out \$627,134 to graduates of our programs. Another of our ventures is to create more homeownership. Eligible individuals shall receive aid through Section 8 paying a portion of the mortgage for up to 10 years in order to help applicants become and remain a homeowner. The goal is to help ten first-time home buyer families with mortgages through our partnership with Lighthouse Church.

Component R - Other Information

Introduction of Cloteel Edwards.

Cloteel Edwards – ROSS Programs:

MHA's goal is to educate residents in order for them to better their lives long term. The ROSS Grant funds programs to motivate and help residents further their careers. We have training classes for "high-sets" (GEDs) and soft skills jobs. Residents at Johnson-Carver involved in the program include a Nursing student, Welding trade student, and an LPN who intends to become an RN. ROSS pays for registration fees, books, uniforms, etc. MHA also has a partnership with NOVA. Through this partnership we have financed individuals for careers as a CNA, Forklift Operator, and counseling for others to plan out career path, help filling out Job Applications and paperwork to receive Financial Aid. If you know of anyone looking to go to school, start a career, or needing certifications send them our way.

Introduction of Temika Cooks.

Temika Cooks – Jobs Plus - STEPS:

STEPS is a program made for MHA residents at Burg Jones Lane. STEPS is *Strategies To Employ People Successfully*. The intention is to help residents secure employment or if they are under-employed to secure a higher-level of employment. We seek to eliminate barriers by providing aid from Delta Community College, childcare assistance, and high-set teachers on-site so that there is an ease of access and opportunity for residents. We also provide Job Readiness training through NOVA. This includes on-site work-development, resume assistance, assessment of individual's work history, bus passes to attend interviews and more. MHA has contracted out an Attorney to expunge minor infractions from individuals' records that may show up on employment background checks to help that individual procure employment or get a higher paying job, and MHA pays for the expungement through this program. If the resident does obtain employment through STEPS their rent does not go up for three years which incentivizes them to keep employment and allows them to develop savings, become homeowners, and/or improve their credit. Banks like Bancorp and Regions also partner with MHA to implement savings strategies for these residents. Our hope is to encourage residents to keep going and continue pursuing their career.

Introduction of Mayor Jamie Mayo.

Mayor Jamie Mayo:

Thanks to Mr. Smart, MHA Staff, Chief Reggie Brown, Ms. Mitchell and Ms. Spears from Planning & Urban Development and all other Monroe Officials for continued partnership. I have been all over the country and overseas to China and Africa, and Monroe has the best Housing Authority in the U.S. I've worked with NOVA and OIC as the Board Chairman for 28 years and those partnerships have created \$250,000 of financing towards positive participation in the community. "Keep up the good work. You're doing a great job." We'll continue to "Fight the Blight" in the South 3rd and 4th area and through the Robinson Place expansion. Thank you for all the support and may God bless and keep you.

Component R - Other Information

Mayor recognized some City Officials and Staff.

(Interim) Chief of Police Reggie Brown:

Introduced Major Mary Ann Tellis, the top-ranking female and second ranking overall in the department. Recognized Sgt. Tucker who serves on MHA's Board and partners to help MHA. Thank you to the community and MHA for support.

William Smart – Executive Director:

Opened the floor to residents for comments.

Thank you for volunteering to participate in your development's Resident Council and for your time and effort. If there's anything you need or something we need to do more efficiently please let us know. Thank you to everyone who makes up this Agency. I appreciate all the hard work. Thank you to everyone for attending and to the residents that volunteer their time to represent their development and community. Closed.

RESIDENT MEETINGS

November 1, 2019 - December 20, 2019

Robinson Place – Resident Meeting – November 5, 2019

Resident Comments:

1. Additional parking and exterior lighting
 2. New floors at Standifer Place
 3. Speed bumps throughout the site
 4. Gutter system on units
 5. Tree trimming (consistent – maybe twice per year)
 6. Interior storage – linen closets (3BRs don't have any in hall; willing to give up 3x2 space for this)
 7. Exterior lighting near storage rooms outside
 8. Doorbells
 9. New interior light fixtures (change to domes, others hold dust and are hard to keep clean)
 10. Carports (okay with stand-alone structure)
-

Frances Tower – Resident Meeting – November 15, 2019

Resident Comments:

1. Cabinets over sink only – not enough space (1008)
2. No broom or mop closet
3. Lighting needed in kitchen – needs to be over sink/under cabinet
4. HVAC and Valve leaking – doesn't work, needs replaced. Cannot change from heat to cool without manual turning
5. Change refrigerator – EUL expiring – ice maker problem
6. Bath tub drains too slow (809)

Component R - Other Information

7. Brown water issue – see if flush valve is in place
 8. Open floor plan would be good
 9. Elevators go out regularly – braille
 10. Plumbing issues – toilet won't stop – sludge issues
 11. Screen panels at gazebo
 12. Widen pavement at drop off area
 13. All -01 units and all -13 units: refrigerator won't let drawer open
 14. All handicap -12 units: counter pantry Is not accessible and bathroom door threshold
-

McKeen – Resident Meeting – November 20, 2019

Resident Comments:

1. Solar screens on windows
 2. Exterior lighting in parking areas – specifically back lot
 3. New blinds in units (current is wood look w/strings) – want pull instead
 4. Don't like VCT floors in units – alternatives?
 5. Knobs/handles on cabinetry
 6. NO grab bar by toilets – install blocking in wall/create room
 7. Tissue holder by toilets are loose – no blocking in wall
 8. New toilets – larger for 4th floor
 9. Dining room furniture - common area
 10. Scrape popcorn ceilings
 11. Overlay parking areas
-

Breece Lock – Resident Meeting – November 21, 2019

Resident Comments:

1. Door cracks – new seals, weather-stripping – Cindy: new doors all together (frame, jamb, etc.)
 2. Flooring alternatives – currently VCT
 3. New kitchen lights – don't like long LED's
 4. Additional parking near Breece (Bldgs 7 & 22)
 5. Line/replace bottom interior of base cabinets under sink – leaks, moisture, etc.
 6. Update HVAC system – replace Breece AC units
 7. Install exterior lighting near street areas
-

Miller Square – Resident Meeting – December 10, 2019

Resident Comments:

1. Park/playground area
2. New flooring – VCT hard to clean
3. New countertops – hard to clean
4. Overlay/raise driveways – flood when rain
5. Lighting over shower area
6. Refinish/replace cabinetry

Component R - Other Information

Burg Jones Lane – Resident Meeting – December 11, 2019

Resident Comments:

1. Security Cameras
2. Windows: thicker panes, locks, seals
3. New flooring
4. New blinds
5. Extend porch – front or back
6. Outside locks on screen doors
7. Drainage issues – new lines/coordinate with City
8. Dishwashers
9. New tubs – fiberglass currently
10. More electrical outlets

*mailbox locks?

Johnson Carver – Resident Meeting – December 13, 2019

Resident Comments:

1. Exterior lighting
2. Fence painting
3. Walk/bike trail
4. Drainage issues – flooding
5. Additional parking

Foster Heights – Resident Meeting – December 20, 2019

Resident Comments:

1. Electrical outlet and light in storage room
2. Sprayer on sink
3. New paint interior of units
4. Strip and wax floors
5. New DARKER VCT flooring – or alternative
6. Exterior lighting
7. Clean exterior of brick buildings
8. New entry doors – weatherstripping (gaps)
9. Scrape and texture popcorn ceilings (lighter texture)
10. Drainage issues – sewage and flooding in driveways/streets
11. Tree trimming

See attachment for Meetings' Sign-In sheets

Component R - Other Information

Additional information concerning Resident Meetings at each site is available for review at the Main Office

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

- Considered comments, put some of the work items in the 5-Year Action Plan.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Patricia Gix

Method of Selection:

- Appointment-**Ms. Gix's term 04/15/2016-04/15/2021**
 Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to

Component R - Other Information

- be salaried and serve on a full-time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate.

Other (explain):

Date of next term expiration of a governing board member: 04/14/2020

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Jamie Mayo, Mayor

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (City of Monroe)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- 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)

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

The City of Monroe is in support of the PHA Plan through its commitment to foster and maintain affordable housing, and assist with the removal of barriers in obtaining affordable housing. As well as converting low-income individuals from public housing to homeownership.

(4) VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005

The Violence against Women Reauthorization Act of 2005 (VAWA) requires PHA's to inform public housing and assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. Information regarding VAWA is included in the Admissions and Continued Occupancy and Administrative Policies. The following information is available to anyone who requests it:

A summary of the rights and protections provided by VAWA to public housing applicants and residents and housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking;

The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA;

Component R - Other Information

An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA;

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking;

A statement of the PHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information;

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY);

Contact information for local victim advocacy groups or service providers

(5) (RESERVED)

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

13. Project-Based Voucher Program

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

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

If yes, check which circumstances apply:

Low utilization rate for vouchers due to lack of suitable rental units

Access to neighborhoods outside of high poverty areas

Other (describe below)

MHA hopes to increase the availability of affordable housing in locations that provide easy access to supportive services such as adult education, public transportation, health care and daycare for the low to moderate income family.

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **13 of the 50 new units that will be constructed within the Robinson Place development will be project based**

Component R - Other Information

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

Component R - Other Information

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section G – Special Housing Types of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Component R - Other Information

15. FY 2020 Annual Statement/Performance and Evaluation Report –
EPIC Submittal

16. 2020-2024 Capital Fund Program 5-Year Action Plan –
EPIC Submittal



MONROE HOUSING AUTHORITY

2020 Resident Council Luncheon

February 27, 2020 – 11:30AM

MHA Annex
210 Harrison Street
Monroe, LA 71201

Agenda

Welcome - William Smart
Purpose of Meeting and Prayer

Capital Fund Program - Janet Wells
2019 Expenditures – 2020 Proposed Budget

Section 8 - Naomi Jackson
Housing Choice Voucher Updates

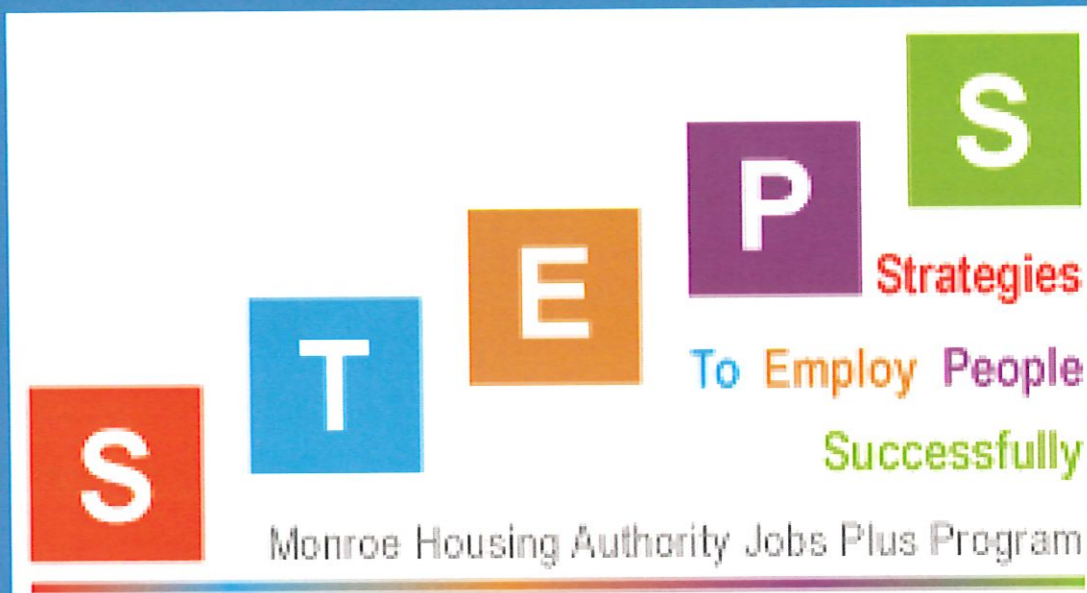
Education and Job Readiness Programs - Cloteel Edwards & Temika Cooks
ROSS Grant
Jobs Plus

Guest Speakers
Representatives from the community and MHA Residents

Closing Remarks - William Smart

THE STEPPING STONE

MHA STEPS-Jobs Plus Newsletter



Burg Jones Events

- February 4th- Lunch & Learn w/OMCAP
- February 6th - Youth financial literacy seminar
- February 13th- Burg Jones neighborhood watch meeting
- February 13th- Graduation recognition celebration
- February 20th Lunch & Learn event

Community Wide Events

- February 8th- Krewe de Riviere Mardi Gras Parade
- February 15th- Krewe of Janus Mardi Gras Parade
- February 16th - President's Day (MHA offices will be closed)
- February 29th- Annual Black Heritage Parade

Announcements

*MHA STEPS along with Bancorp South will host a youth financial literacy workshop on February 6th 2020. All youth between the ages of 14-17 are invited to attend.

*February utility checks will be disbursed on Feb 13th at the neighborhood watch meeting



HAPPY ANNIVERSARY MHA STEPS!

MHA STEPS celebrated it's 1-year anniversary. MHA STEPS also known as Jobs plus kicked off its launch last year with a "Meet our Partners" event on February 28th 2019. Since its launch, the team at STEPS has worked diligently to assist Burg Jones Plaza's residents to become employed. We are looking forward to creating even more successes in 2020!



MONROE HOUSING AUTHORITY

Resident Council Luncheon

February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street

Phone

Resident: Address

Company (MHA, Monroe PD, etc.)



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MONROE HOUSING AUTHORITY

Resident Council Luncheon

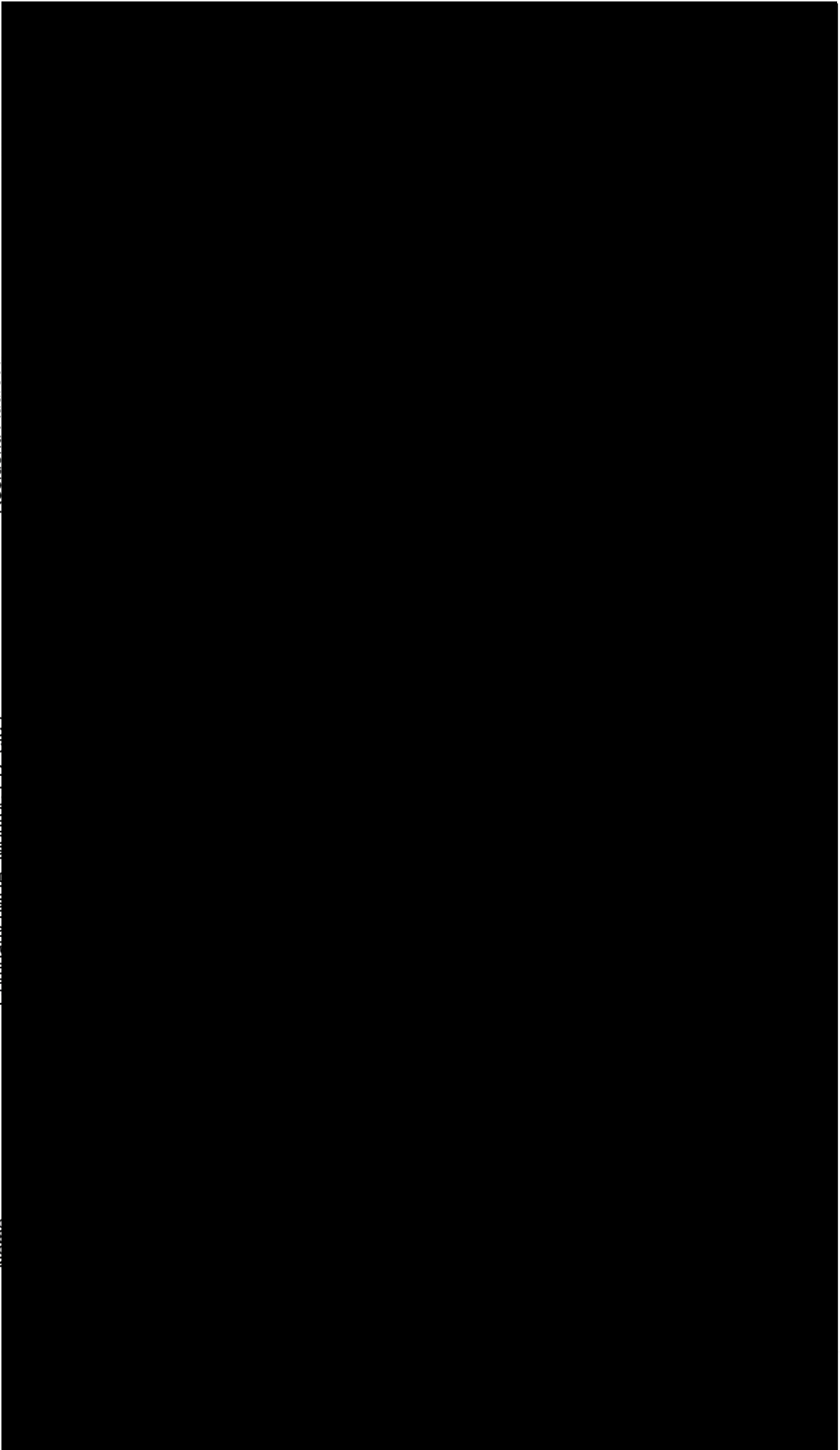
February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street

Phone

Resident: Address

Company: (MHA, Monroe PD, etc.)

Memo





MONROE HOUSING AUTHORITY

Resident Council Luncheon

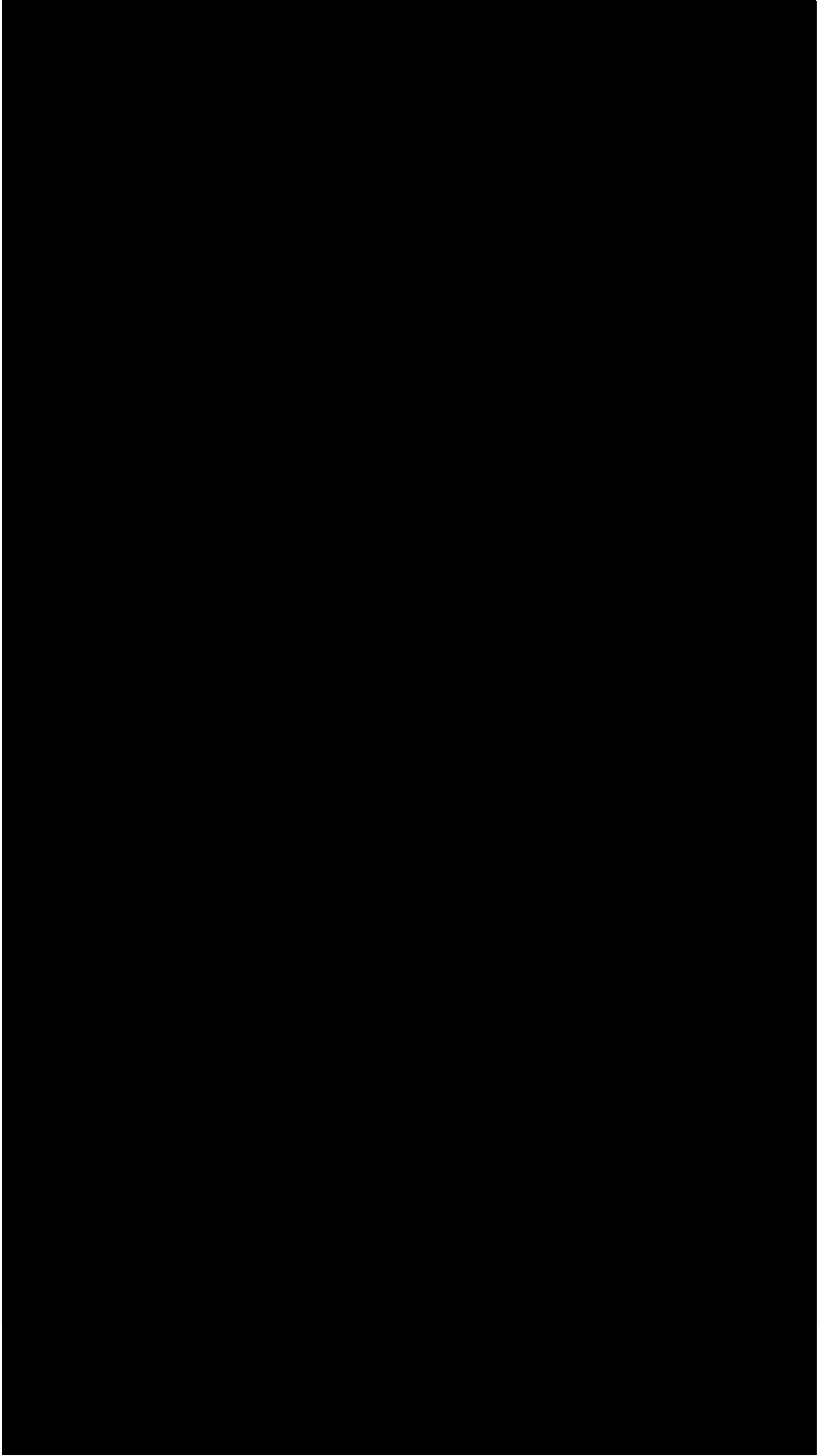
February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street

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Resident: Address

Company (MHA, Monroe PD, etc.)

Name





MONROE HOUSING AUTHORITY

Resident Council Luncheon

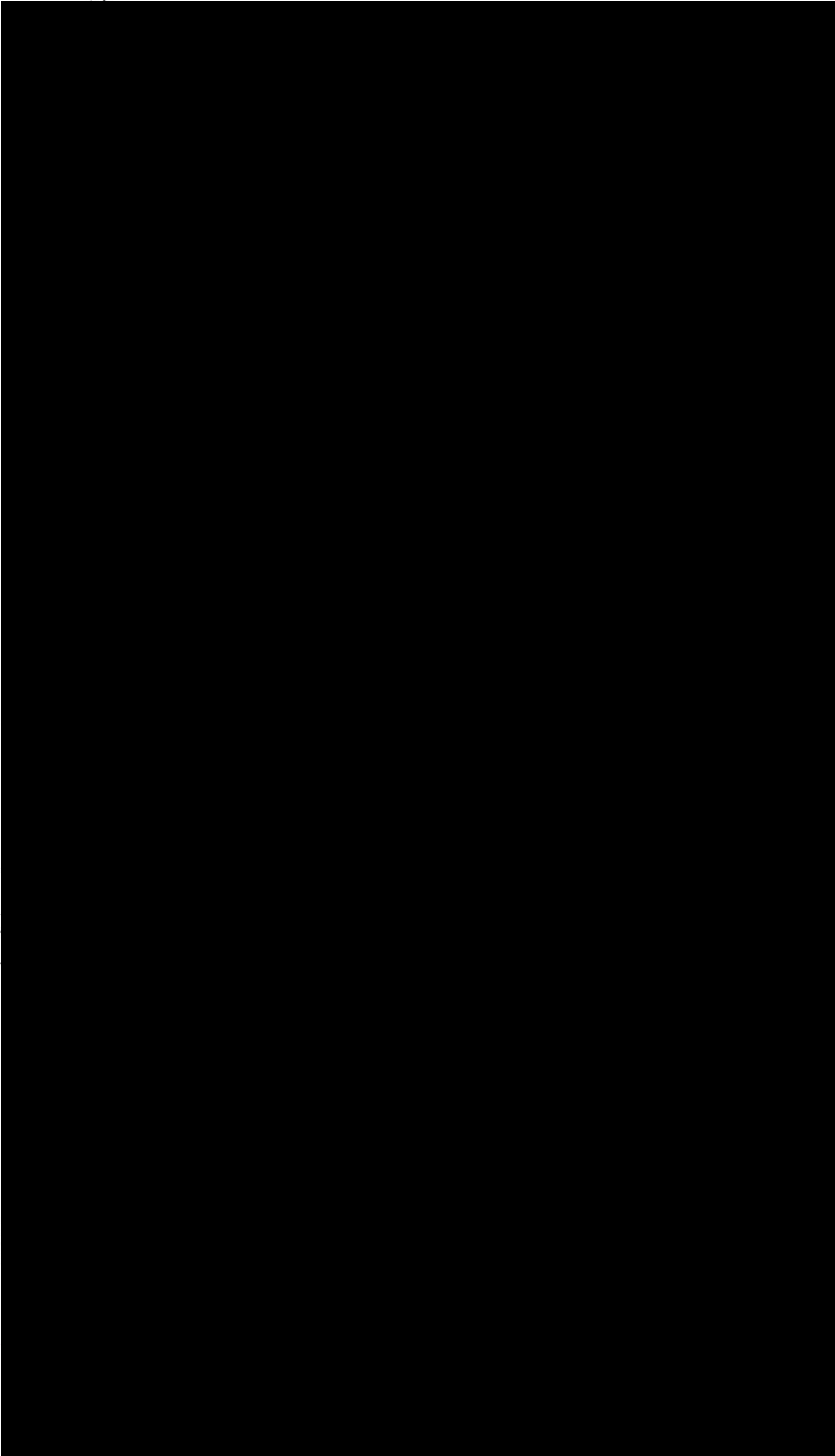
February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street

Name

Company (MHA, Monroe PD, etc.)

Resident: Address

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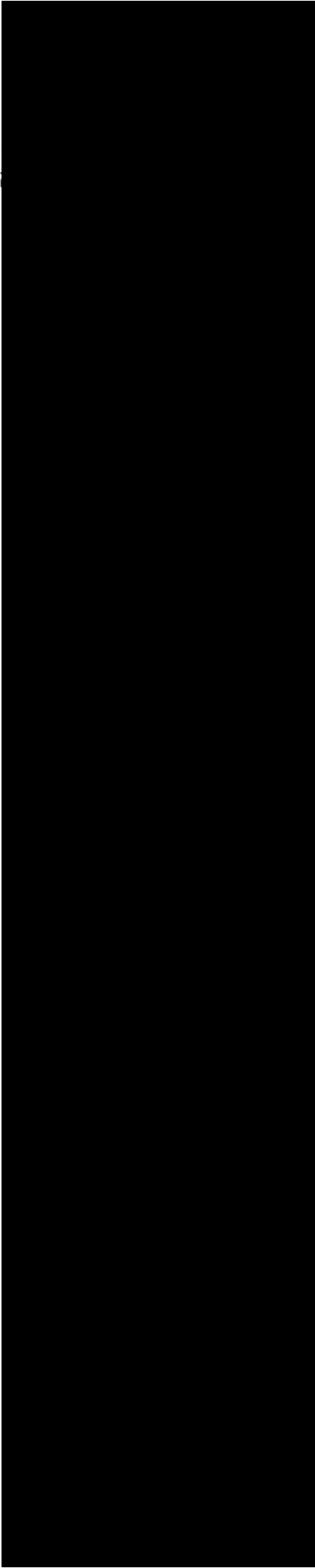




MONROE HOUSING AUTHORITY

Resident Council Luncheon

February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street



A series of 18 horizontal lines, arranged in two columns of nine, intended for handwritten notes or a list.



MONROE HOUSING AUTHORITY

Resident Council Luncheon

February 27, 2020 @ 11:30AM - MHA Annex - 210 Harrison Street

Name

Company (MHA, Monroe PD, etc.)

Resident: Address

Phone

A series of 12 horizontal lines for entering registration information, divided into four columns corresponding to the labels above: Name, Company, Resident Address, and Phone.



The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development: Louis Lock
Manager: Cindy Fowler
Event: Neighbor Hood Meeting/Thanksgiving Dinner
Date: 11.27.19

Name	Gender	Address	Phone Number	Date of Birth
[Redacted Content]				

Louis Lock-Resident Events

11/27/19



The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development:

Louis Lock

Manager:

Cindy Fowler

Event:

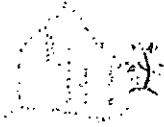
Neighbor Hood Meeting/Thanksgiving Dinner

Date:

12.19

Name	Gender	Address
[Redacted Content]		

Louis Lock-Resident Events



The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development:

Louis Lock

Manager:

Cindy Fowler

Event:

Neighbor Hood Meeting/Thanksgiving Dinner

Date:

11.21.19

Name	Gender	Address	Phone Number	Date
[Redacted Content]				

Louis Lock-Resident Events



The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development:

Louis Lock

Manager:

Cindy Fowler

Event:

Neighborhood Meeting/Thanksgiving Dinner

Date:

12.19

Name	Gender	Address
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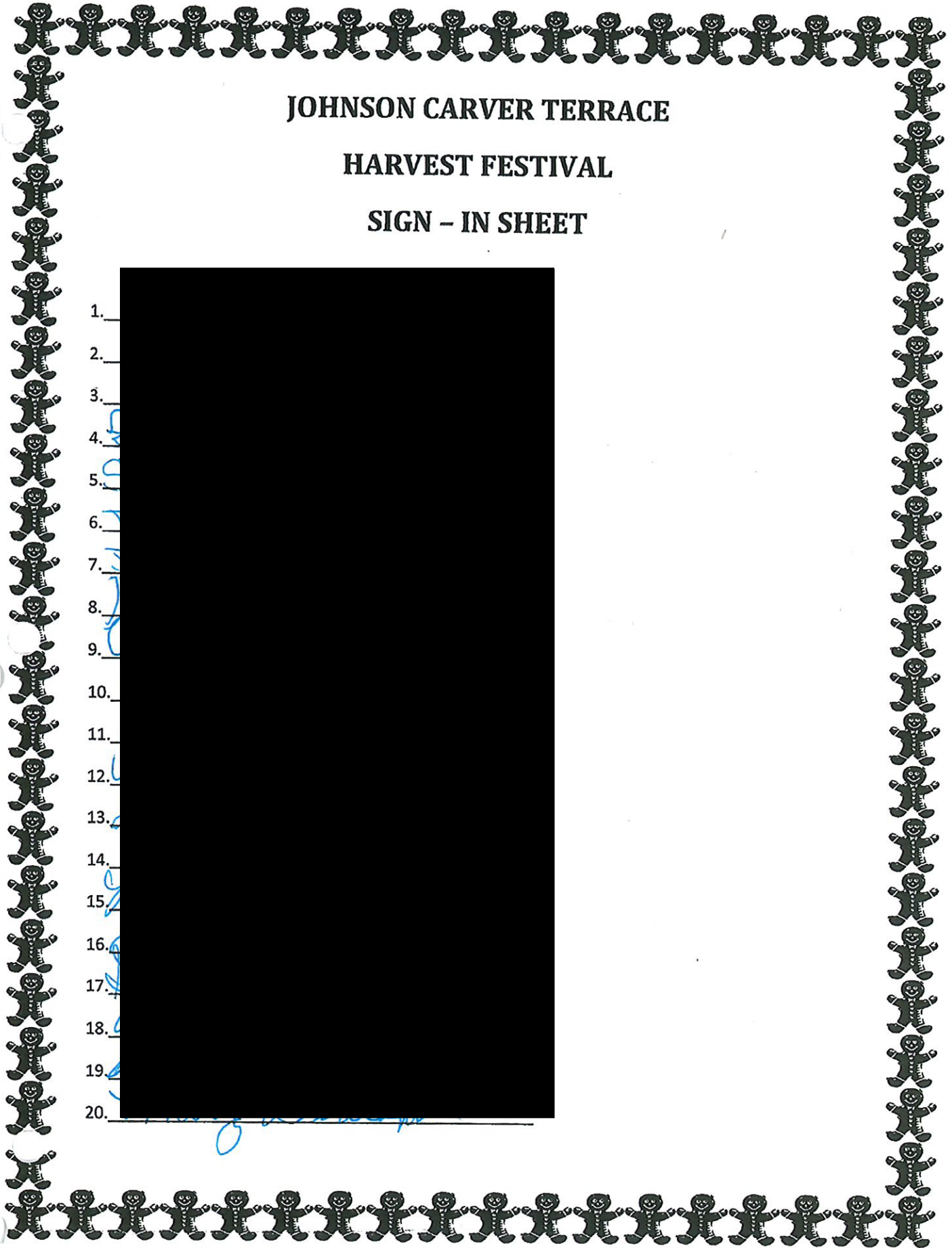
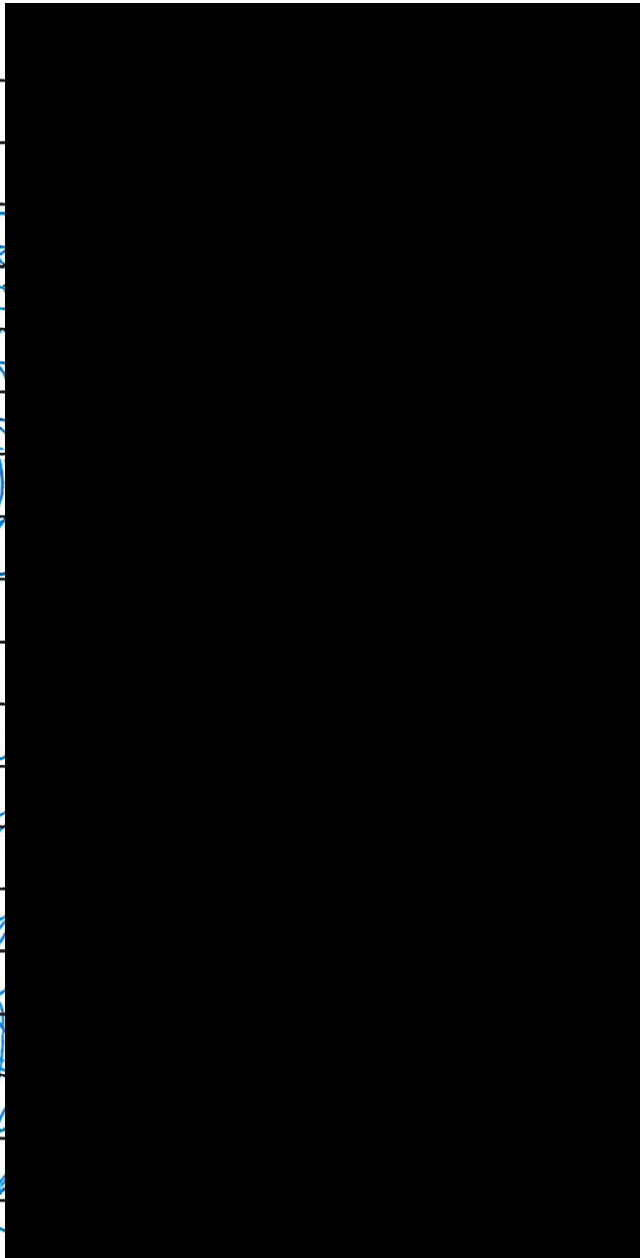
Louis Lock-Resident Events

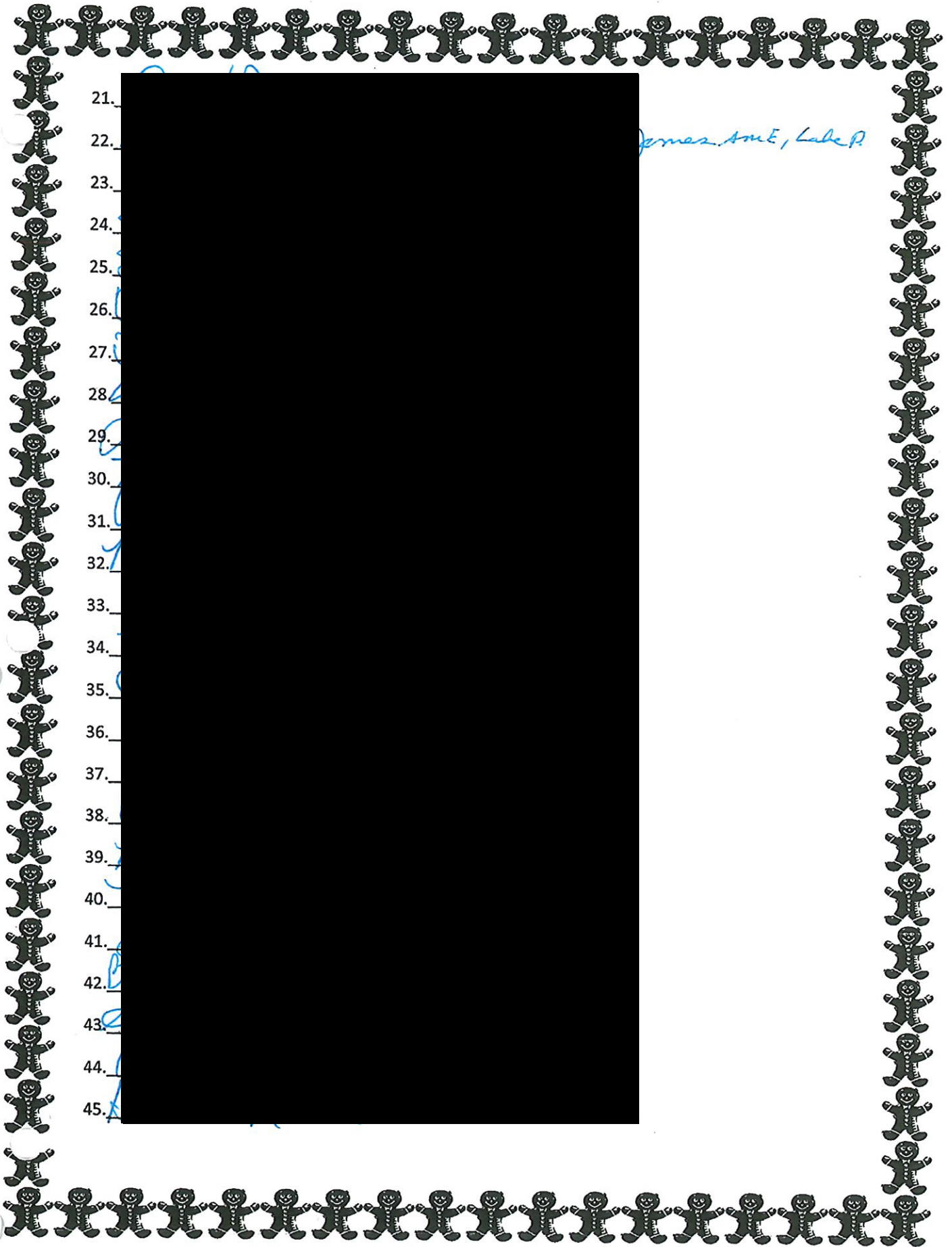
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HARVEST FESTIVAL

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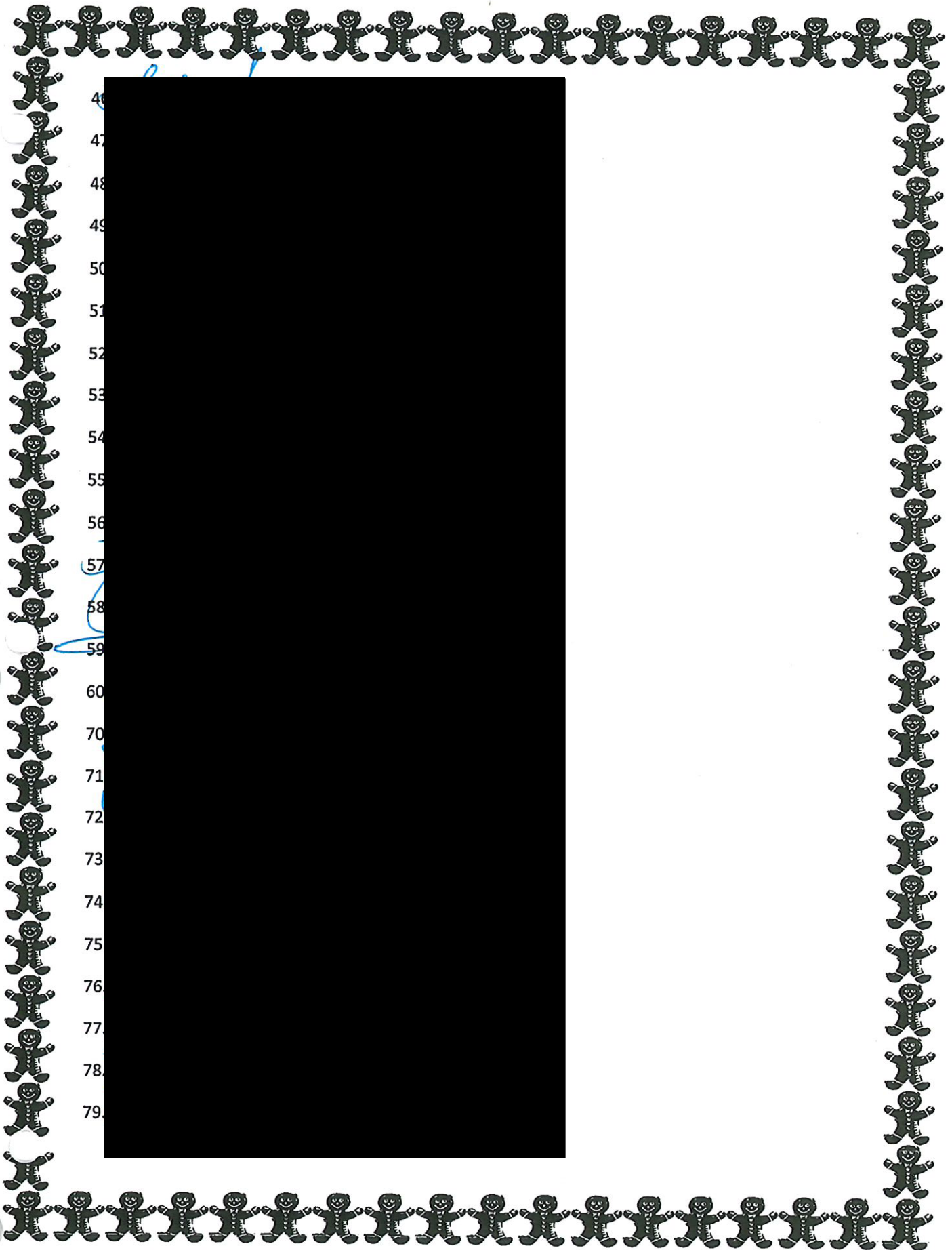
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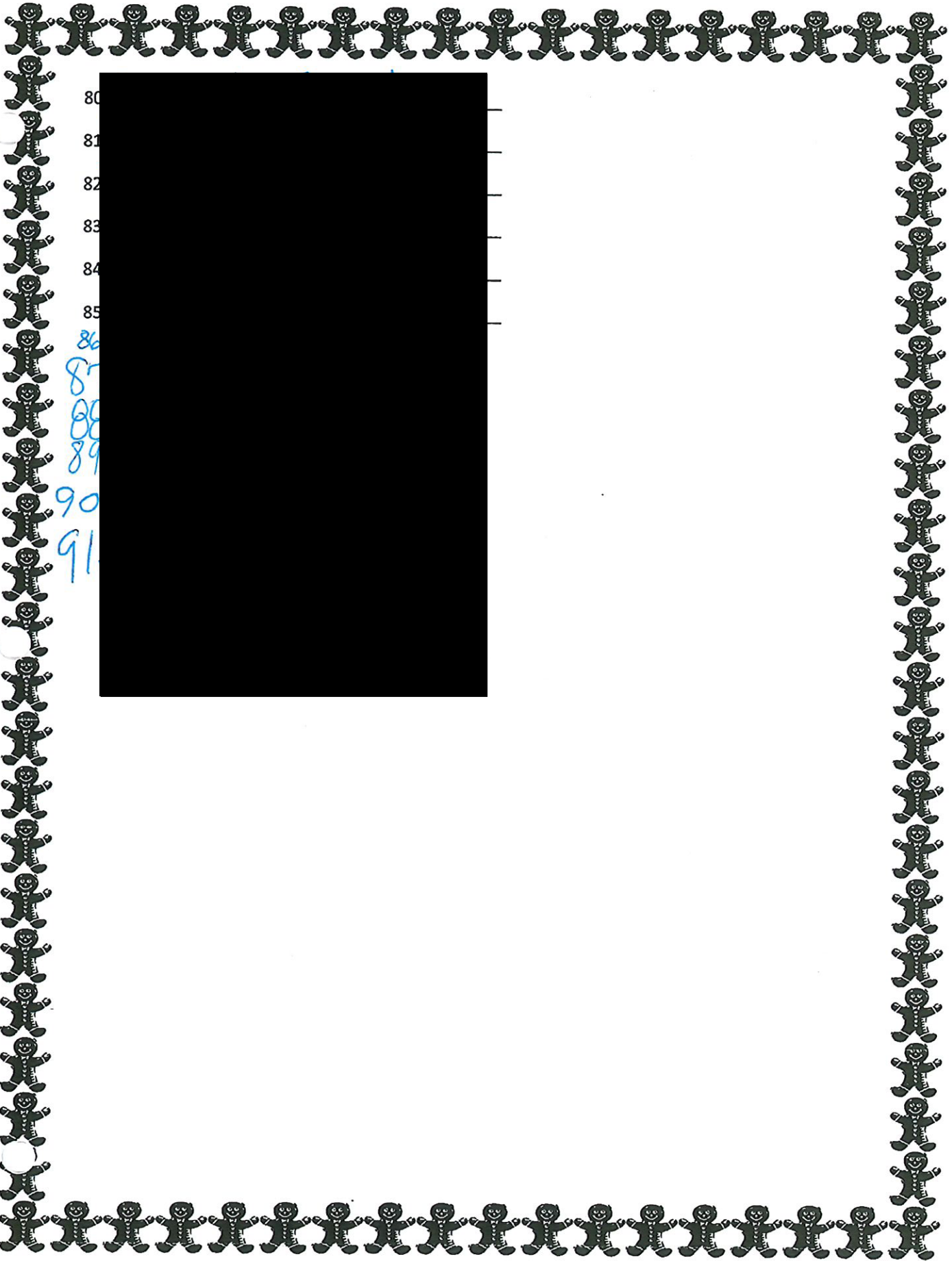


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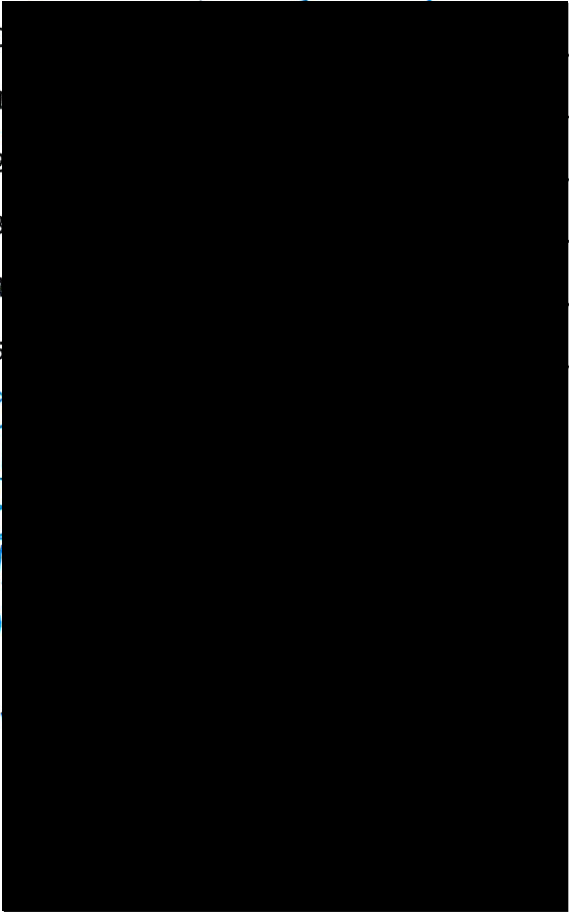
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The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development: Foster Heights
Manager: Sharon Collins
Event Name / Class: Annual Christmas Party / Capital Funding
Date: 12/20/2019

Name	Gender	Address	Phone Number	Age
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The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development:

Easter Heights

Manager:

Sharon Collins

Event Name / Class:

Annual Christmas Party / Capital Funding

Date:

12/20/2019

Name	Gender	Address	Phone Number	Age

NAME

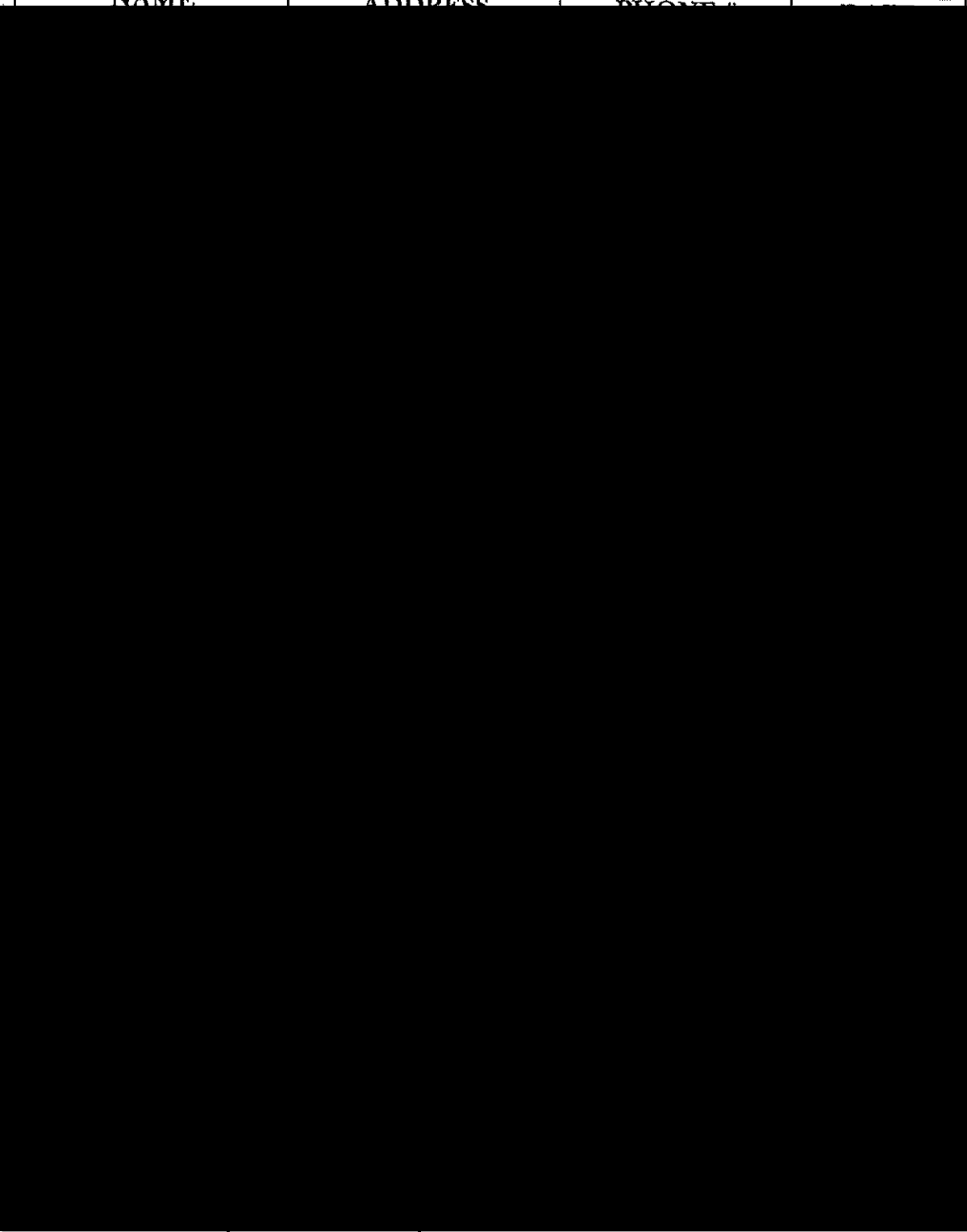
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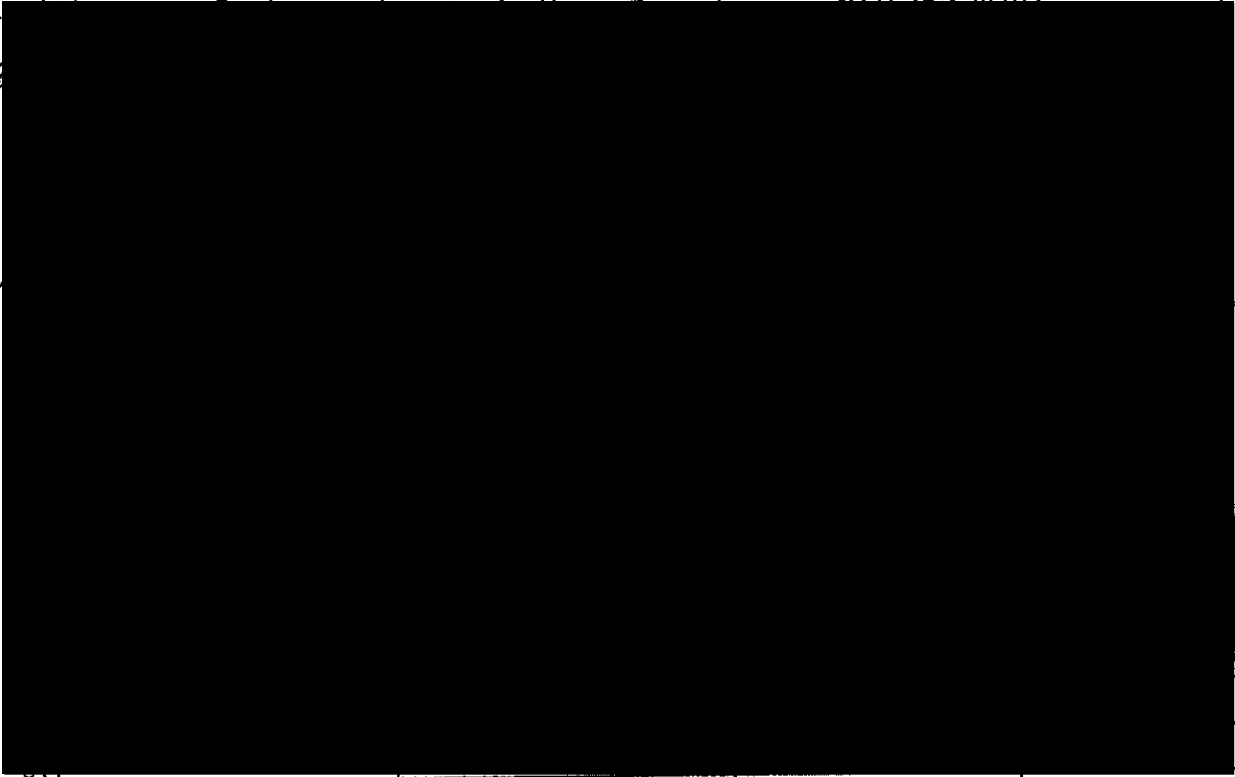
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11/19



NAME	ADDRESS	PHONE #	DATE
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RESIDENT SIGN UP SHEET

Robinson Place
Capital Fund Programs
Tuesday, November 5, 2019
5:30 pm – 6:30 pm
Manager Signature: Courtney Wallace

Name	Address	Phone Number	Do you need a ride? Y/N
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RESIDENT SIGN UP SHEET

Robinson Place
Capital Fund Programs
Tuesday, November 5, 2019
5:30 pm – 6:30 pm
Manager Signature: Courtney Walker

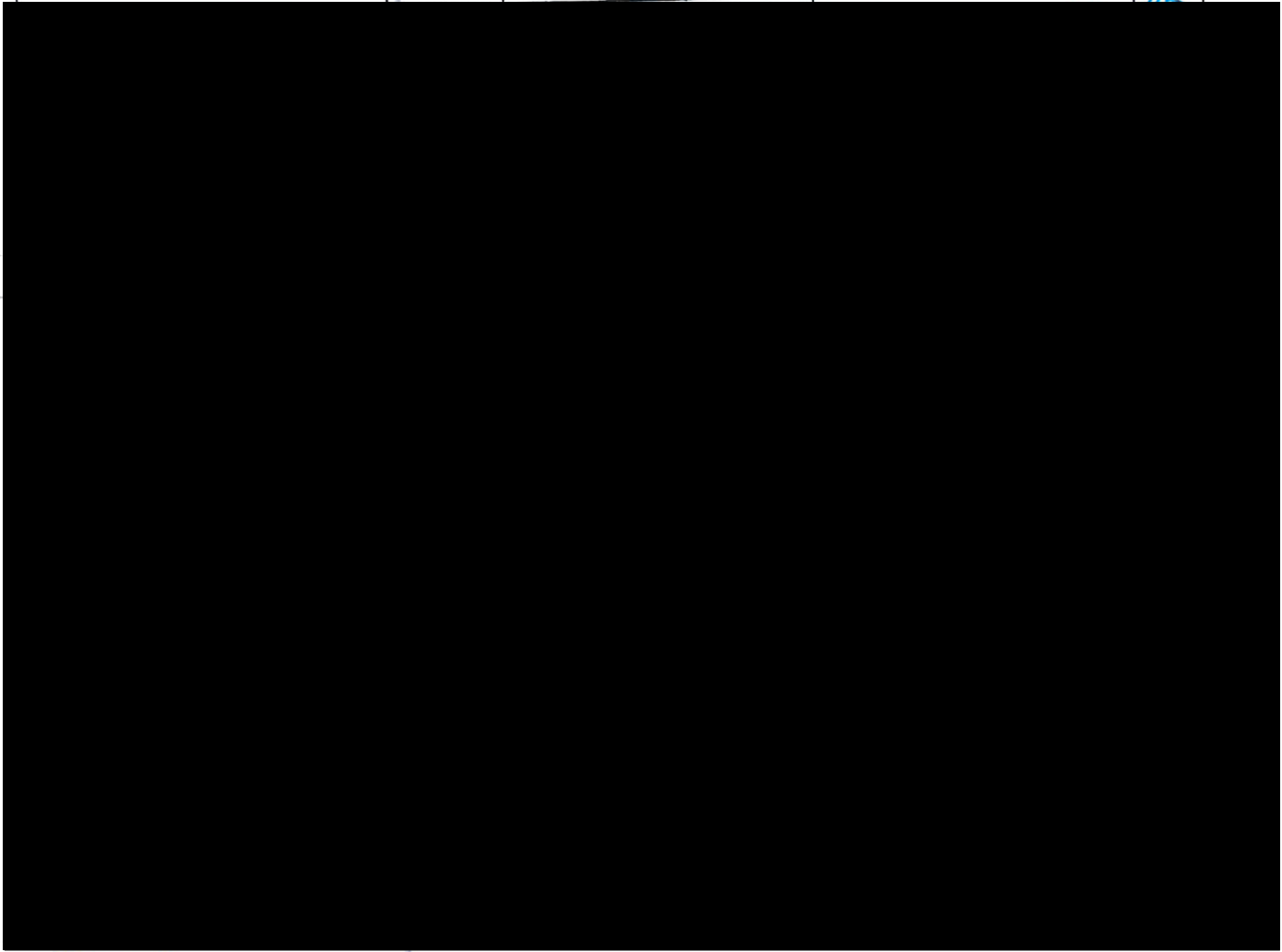
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The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development: Miller Square
Manager: Kay Perkins
Event: December Resident Meeting
Date: 12/10/19

Name	Gender	Address	Phone Number	Age
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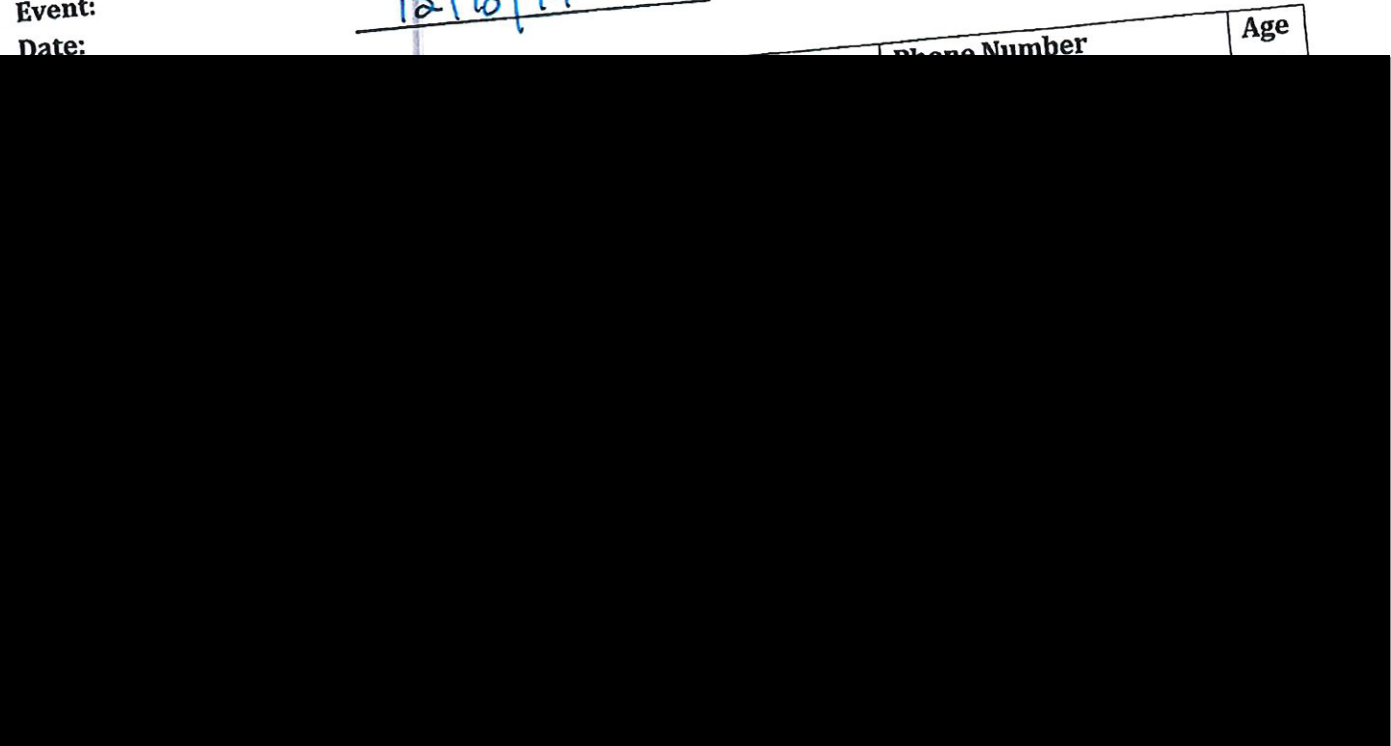


The Monroe Housing Authority
RESIDENT SIGN IN SHEET

Name of Development:
Manager:
Event:
Date:

Miller Square
Kay Perkins

December Resident Meeting
12/10/19



Phone Number Age

Joyce Landrum, MHA Liaison

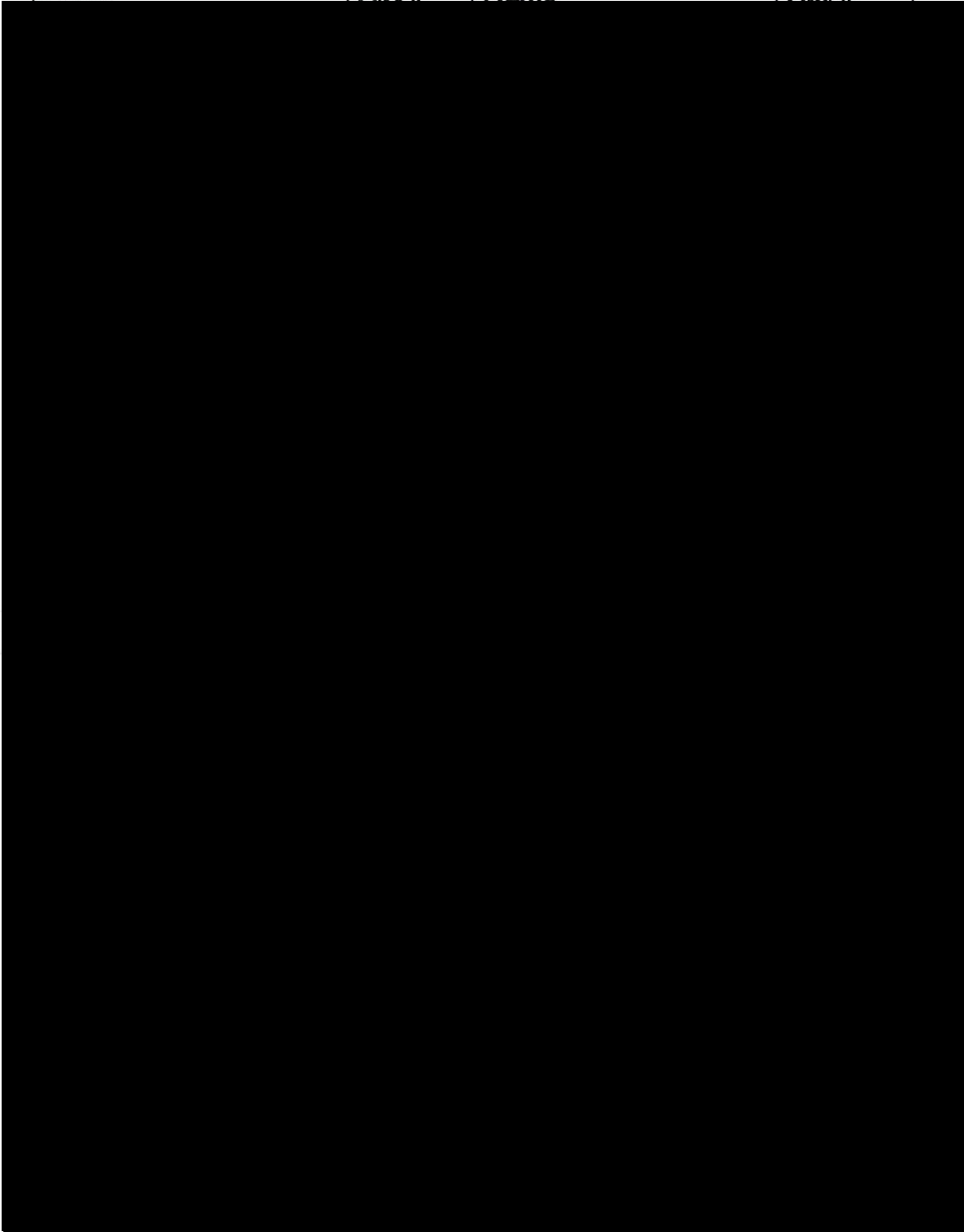
Miller Square-Resident Events

Purple Binder

Frances Tower Resident Association
Meeting, 11-15-19

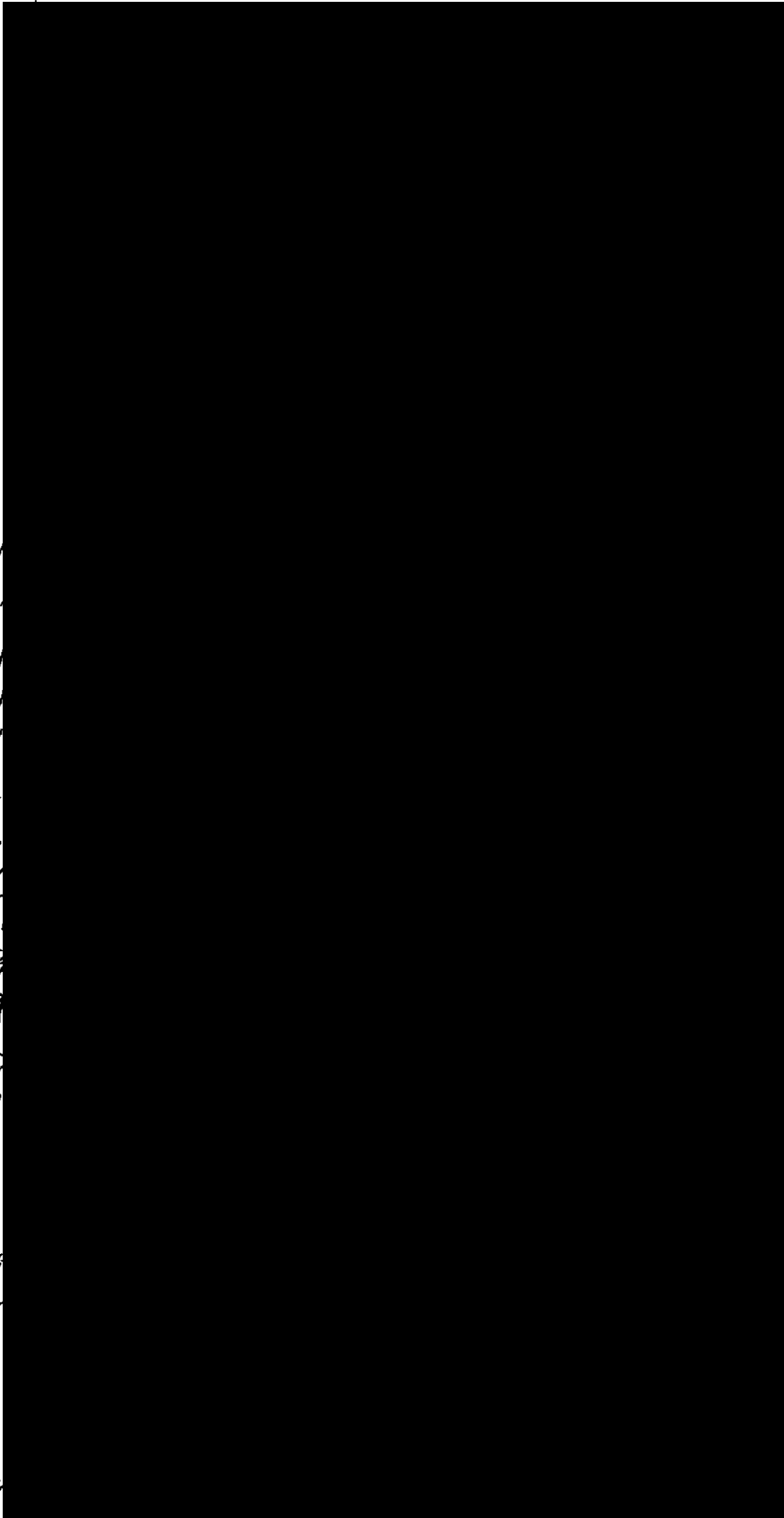
Please print

Name	Apt #	Name	Apt #
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MONTHLY VAMP MEETING

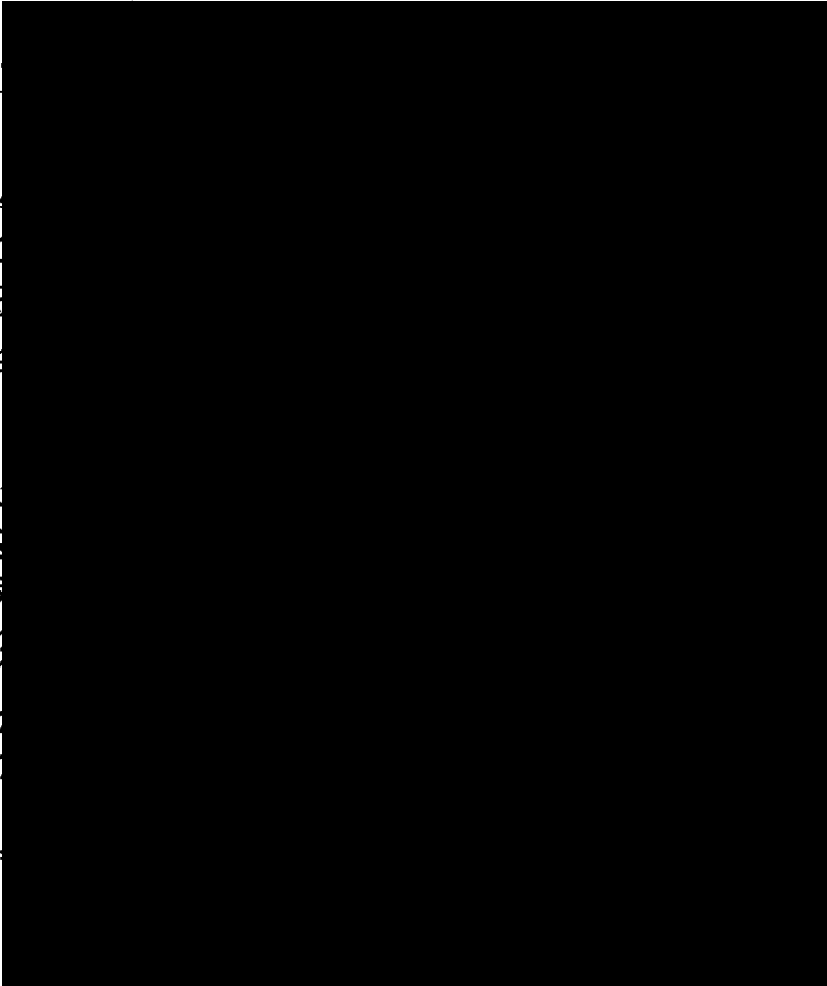
November 20, 2019
(MONTH)
2019



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MONTHLY VAMP MEETING

November 2019
(MONTH)



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PUBLIC NOTICE

NOTICE IS HEREBY GIVEN BY THE HOUSING AUTHORITY OF THE CITY OF MONROE, LOUISIANA, that Public Hearings shall be held in the Community Room, Frances Tower, located at 300 Harrison Street, Monroe, Louisiana, on Tuesday, March 10, 2020 at 5:00 o'clock p.m. for the purpose of obtaining the views and comments of Public Housing and Housing Voucher residents, local government officials, and interested citizens on the proposed Annual Agency Plan; Capital Fund 5-Year Action Plan and Annual Statement required by HUD under the Capital Fund Program; and the Annual Budget for Fiscal Year 2019-2020 (draft) as required by LSA R.S. 39-1304-1308.

The following items will be discussed:

1. Proposed Annual Agency Plan.
2. Scope of the Capital Fund Plan/Annual Statement and estimated available funds.
3. Proposed Annual Budget.

Comments will be accepted orally at the above time and place or written by mail or personal service at the Monroe Housing Authority, 300 Harrison Street, Monroe, Louisiana 71201.

William V. Smart,
Executive Director

Anyone who is disabled or requires special services should contact the Monroe Housing Authority at (318) 388-1500, Extension 302.

RUN: January 16, 2020
January 19, 2020
January 26, 2020

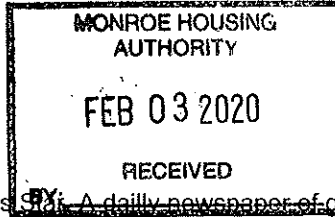
PO #: 65628

Publisher of

The News-Star
www.thenewsstar.com

MONROE, LOUISIANA
PROOF OF PUBLICATION

MONROE HOUSING AUTHORITY
300 HARRISON ST
MONROE, LA 71201



Account No.: SHR-303913

Ad No.: 0004000640

Ad Total: \$346.98

PO #: 65626

This is not an invoice

The hereto attached advertisement was published in The News-Star, A daily newspaper of general circulation. Published in Monroe, Louisiana. Parish of Ouachita in the issues of :

01/16/20, 01/19/20, 01/26/20

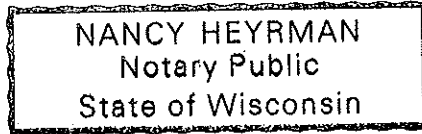
LEGAL CLERK

Subscribed and sworn to before me on this 26 day of January, 2020 AD

Notary Public, State of Wisconsin, County of Brown

5.15.23

My commission expires



PUBLIC NOTICE

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Monroe, LA
Jan 16, 19, 26, 2020
4000640



MONROE HOUSING AUTHORITY

PHA PLANS AND ANNUAL PLAN

Public Hearing

March 10, 2020 - 5:00 PM

Conference Room – Frances Tower
300 Harrison Street, Monroe, LA

AGENDA

- | | |
|--|------------------|
| 1. Welcome and Purpose of meeting | Morgan LaPrarie |
| 2. Discussion of Capital Fund Program & 5-Year/Annual Plan | Morgan LaPrarie |
| 3. Annual Operating Budget for Fiscal Year 2019-2020 (draft) | Janet Sanderford |
| 4. Resident/Public Comment Session | |
| 5. Closing Remarks | Kelly Farmer |

PUBLIC HEARING – Frances Tower – March 10, 2020 – 5:00PM
Annual PHA Plan, 2020-2024 Agency Plan (5YAP), CFP Draft Budget, and Operating Draft Budget

Meeting Minutes

Morgan LaPrarie: Welcome.

Purpose: MHA would like to give the public an opportunity to review items for 2020 that have been drafted, updated, and proposed. We will discuss Monroe Housing Authority's Annual PHA Plan for 2020, draft Capital Funds Program Annual budget and 5-Year Plan, as well as the draft budget for Operating Funds.

Morgan LaPrarie: Overview of Capital Funds drafted budget for 2020 and 2020-2024.

Planning and Development is proposing that Capital Funds be spent on Maintenance shops at multiple developments, electrical improvements at Johnson Carver, additional parking at Burg Jones Lane and Robinson Place, Interior renovations at Frances Tower, and HVAC and exterior improvements to McKeen and Frances Tower in year 2020.

Overview of 2020 Annual PHA Plan.

There were very few revisions to Monroe Housing Authority's Annual PHA Plan. These revisions were for the purpose of updating funding amounts, changes in applicant/tenant quantities, and the Safety and Crime policies. The Annual PHA Plan is available for review in the Monroe Housing Authority's Main Office. Once approved by the Board of Commissioners, it will be available in all PHA Offices as well.

Janet Sanderford: Overview of Operating Funds budget.

MHA Accounting Department provided an outline of the budget showing all income, expenses, net gain/loss and Operating subsidy. The Operating budget will be spent on Monroe Housing Authority expenses throughout all developments, Section 8, and PHA offices including fees, trainings, equipment, salaries, labor, utilities, repairs, etc. The Operating budget is available for reference in Monroe Housing Authority's Main Office.

Resident Comments/Questions: No additional comments or questions. Residents were also given the opportunity to comment in meetings per development. Resident comments, suggestions, and questions from November meetings are included in Annual PHA Plan.

Kelly Farmer: Closing. Thank you for attending and providing feedback.

Monroe Housing Authority
Total Budget for Fiscal Year 2021

Draft

Income

Dwelling Rental	4,188,000
Excess Utilities	38,000
Other Income	74,500
Maintenance Charges	142,500
Late Charges	62,700
Fraud Recovery Income	0
Laundry Fees	13,500
Cablevision	54,000
Rooftop Lease Income	15,000
Mgmt Fee Income	1,566,800
Income - Accounting Fees	219,800
Asset Management Fee Income	181,680
Maintenance Income - Internal	655,000
Maintenance Income - Other Prop	150,000
Interest Income	12,100
Total Income	7,373,580

Expenses

Property Mgmt Fees	996,800
Bookkeeping Fees	134,800
Asset Management Fees	181,680
Administrative Salaries	1,542,000
Compensated Annual Leave	149,400
Compensated Sick Leave	149,400
Legal Expense	38,000
Staff Training	50,000
Travel Expense	30,000
Mileage	5,000
Car Allowance - Executive Director	9,000
Audit	55,000
Accounting	6,200
Telephone	50,000
Internet Access Fees	30,000
Forms/Office Supplies	60,000
Credit Bureau Expense	3,600
Membership Fees	8,500
Publications	2,300
Postage	12,750
Data Processing Costs	125,000
Copy Machine Rental	13,000
Bank One Fees	6,600
Mgmt Fees - 6-14	23,200
Advertising	35,000
All other Sundry	25,000
T/S - Recreation, Publications, Etc.	40,000

Monroe Housing Authority
Total Budget for Fiscal Year 2021

Draft

Literacy Ctrs, Children's Summer Pr	60,000
T/S - Contract Costs	40,000
T/S - Resident Participation	35,000
Resident Bus Services	7,750
Utilities - Water	55,000
Utilities - Electricity	265,000
Utilities - Gas	67,400
Other Utility Expense	32,000
Maintenance - Labor	1,250,000
Internal Contracts - A/C	220,000
Internal Contracts - Plumbing	160,000
Internal Contracts - General Mtn	250,000
Internal Contracts - Electrical	25,000
Janitorial Supplies	75,000
Maintenance - Materials	400,000
Stoves and Refrigerators	150,000
Lawn Maintenance Supplies	15,000
Truck Repairs	53,000
Tools for Mtn Men	36,700
Contract Costs - Labor	750,000
Contracts - Heating & Cooling	150,000
Contracts - Plumbing	100,000
Contracts - Routine Maintenance	170,000
Contracts - Electrical	80,000
Contracts - Unit Turnaround	225,000
Contracts - Janitorial	15,000
Pest Control	55,000
Garbage Pickup	120,000
Cablevision Expense	68,000
Elevator Repairs	36,500
Lawn Maintenance Contracts	287,000
Protective Services - Labor	75,000
Insurance	400,000
P.I.L.O.T	375,000
Employee Benefits - Admin	485,000
Employee Benefits - Mtn	365,000
Civil Service Charges	22,000
Workmen's Comp	63,250
Collection Losses	140,000
Capital Expenditures	50,000
Total Expenses	11,010,830
Operating Subsidy Rec'd	3,590,300
Net Gain/Loss	-46,950

Monroe Housing Authority

Fiscal Year 2021

Section 8

DRAFT

Section 8	proposed budget - 2021
Housing Assistance Subsidy	7,850,000
Admin Fees Earned	950,000
Fraud Recovery - admin	25,000
Interest Earned	20
Other Income	<u>1,500</u>
Total Income	8,826,520
Property Mgmt Fees	170,000
Bookkeeping Fees	85,000
Admin Salaries	330,000
Leave Payments	50,000
Legal	1,000
Training	2,500
Travel	3,000
Accounting Fees	1,000
Audit	6,000
Telephone	6,000
Internet Access Fees	4,800
Office Supplies	10,000
Membership Dues and Fees	2,800
Publications	650
Postage	15,000
Data Processing Costs	10,000
Copy Machine Rental	5,000
Advertising	500
Sec 8 Port Fees	63,000
Office Rental Expense	30,000
Sundry	1,500
Truck Expense	3,000
Contract Costs	65,000
Insurance	5,000
Employee Benefits	1,650
Employee Payroll Taxes	28,000
Employee Hospitalization	27,000
Employee Retirement	35,000
Employee Disability Insurance	350
Empl Ben - Uniforms	500
Empl Ben - Civil Service Chgs	2,500
Employee Drug Screens	300
Workman's Comp Insurance	8,000
Housing Assistance Payments to Landlords	7,850,000
Total Expenses	<u>8,824,050</u>
Net Gain	<u>2,470</u>

**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, James E. Mayo, the Mayor
Official's Name *Official's Title*

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

Monroe 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

City of Monroe
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.

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
James E. Mayo

Title
Mayor

Signature

Date
3-16-2020

**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 ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 07/2020, 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).

Monroe Housing Authority

LA006

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 20

5-Year PHA Plan for Fiscal Years 2020 - 2024

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

Hal Hinchliffe

Title

Board Chairman

Sign

Date

3/23/2020

END OF ANNUAL AGENCY PLAN FISCAL YEAR 2020