

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

OCD currently administers approximately 179 voucher participants in addition to over 250 applicants on the Housing Choice Voucher program waiting list. *Not less than 75% of the families admitted to a OCD's tenant based voucher program during the OCD fiscal year from the OCD waiting list shall be extremely low income families. Eligibility preferences were established to rank all applicants on the waiting list. Eligibility preference points allocation include application receipt date, elderly, disable, homeless, domestic violence and residency. OCD has established the protocol for the Selection and admission of applicants from the OCD waiting list, including any OCD admission preferences, procedures for removing applicant names from the waiting list, and procedures for closing and opening the OCD waiting list; and issuing or denying vouchers, including the OCD policy governing the voucher term and any extension or suspensions of the voucher term. OCD continues to comply with any special rules for use of available funds when HUD provides funding to the OCD for special purpose, including funding for specified families or a specified category of families, OCD screening of applicants for family behavior or suitability for tenancy.*

Occupancy policies:

OCD administrative plan establishes the policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives pertaining to OCD jurisdiction. OCD administrative plan defines various aspects of the occupancy policies to ensure compliance with the regulatory requirements. This includes but not limited to the following: definition of what group of persons may qualify as a family, definition of when a family is considered to be continuously assisted, standards for denying admission or terminating assistance based on criminal activity or alcohol abuse in accordance with 982.553, encouraging participation by owners of suitable units located outside areas of low income or minority concentration, assisting a family that claims illegal discrimination has prevented the family from leasing a suitable unit; providing information about a family to prospective owners; disapproval of owners; subsidy standards; family absence form the dwelling unit, how to determine who remains in the program if a family breaks up, informal review procedures for applicants, informal hearing procedures for participants; the process for establishing and revising voucher payment standards; the method of determining that rent to owner is a reasonable rent (initially and during the term of a HAP contract), special policies concerning special housing types in the program (e.g., use of shared housing), policies concerning payment by a family to the OCD of amounts the family owes the OCD, interim redeterminations of family income and composition, restrictions, if any, on the number of moves by a participant family (see 982.314 (c), approval by authorized officials to charge the admin fee reserve, procedural guidelines and performance standards for conducting required HQS inspections, the OCD has an interagency understanding with the East Baton Rouge Housing Authority (EBRPHA) concerning supplying the Baton Rouge City OCD it's annual Utility Allowance.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual OCD Plan. For a complete list of OCD Plan elements, see Section 6.0 of the instructions.

Office of Community Development, 222 Saint Louis Street, 7th Floor, Baton Rouge, La 70802

6.0

1. Eligibility, Selection and admissions Policies, including De-concentration and Wait list Procedures.
The PHA administers a Section 8 HCV program only. The PHA anticipates establishing and administering a Housing Choice Voucher Waiting List at the beginning of the program year (01/2010). In the past the PHA has received potential voucher clients from the EBR Housing Authorities' waiting list.
2. Financial Resources:
Annual Contribution Contract with United States Department of Housing and Urban Development (HUD) in 2013 the PHA received \$1,455,348.00 but in 2014 we anticipate receiving only \$1,125,355.00; as a Section 8 HCV program only the PHA does not receive Capital and Operating resources for the Section 8 HCV program. OCD administers Federal funds only.
3. Rent Determination:
Is determined by Fair Market Rent (FMR) and payment Standard of 110% of FMR established 4/13/2013.
4. Operation and Management:
The PHA owns 3 units. PHA inspects the unit annually. PHA responds promptly to tenant complaints.
5. Grievance Procedures:
The PHA follows HUD requirements found at 24 CFR Part 966 Sub-part B. Also, refer to the OCD Administration Plan.
6. Designated Housing for Elderly and Disabled Families: N/A.
7. Community Service and Self Sufficiency: N/A.
8. Safety and Crime Prevention: N/A.
9. Pets: N/A.
10. Civil Rights Certification:
OCD carries out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Action, section 504 of the Rehabilitation Act of 1973, and the Title II of the Americans with Disabilities Act of 1990. Civil rights certifications are included in the OCD Plan Certifications of Compliance with the OCD plans and Related Regulations.
11. Fiscal Year Audit:
The 2014 audit is under review.
12. Asset Management: N/A.
13. Violence Against Woman Act (VAWA): *Because this PHA is not a Public Housing Authority with project based tenant assistance programs we are unable to form goals, objectives, policies, or programs that will enable us to serve the needs of violence against women other than to refer them to proper agency.*

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. N/A</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Rental Housing needs for extremely low income (0-30% MFI Medium Family Income) Renters: <i>Of the 57,176 occupied rental units in the jurisdiction, 28%, or 16,190 units, are occupied by extremely low income households. Due to the limited financial resources of these households, they are more likely than all other households to be experiencing housing problems. Elderly, one and two member households occupy 4,991 renter units in the jurisdiction; 8.7% of all renter units. Of the 4,991 elderly, one and two member households, 1,799 of them are in the extremely low income range. A large percentage of them have housing problems and cost burdens. This income range also includes 5,541 households of the total small (one and two member) renter households in the jurisdiction. There are 4,761 large related renter household; of the 1,376 are in this lowest income range. Previously the large related renter households in this lowest income range had the worst problem of all categories with overcrowding; 63.9% of the renters in this category live in overcrowded units. All households in the extremely low income range have a high percentage of housing problems. The percentages of housing problems of all minority renter households in this income range is 68.1%, noticeably less than the percentage for all extremely low income renter household which is 74.3%. In terms of racial and ethnic groups, 73.1% of the black non-Hispanic headed households have housing problems, and 77.6% of the Hispanic headed households have housing problems in the lowest income range of renters. Although the percentage of housing problems and cost burdens for minority renter households are nearly the same as for all households, a disproportionate percentage of black non Hispanic households are in the extremely low income range compared to the percentage of all households in this range. Low Income (31-50% MFI) Renters: Low income renter households occupy 10,234 of the total occupied rental units in the jurisdiction. The statistics indicate critical needs in this category as 72.8% of those in the Low Income group are still having housing problems. Fewer of the elderly, one and two member renter households are in the low income range but many of the low income elderly one and two member renter households are still having housing problems with cost burden over 30% of MFI. The 3,946 small related households in the low income range are a lower percentage of the total small related renter household than those in the extremely low income range, but 68.7% still have housing problems but 464 households have a cost burden over 50% of MFI. There are only 975 large related renter households in the low income range but they have extensive housing needs. Cost burdens over 30% of MFI and locating 3, 4, and 5 bedrooms units for a large family is a problem causing overcrowding conditions. The percentage of minority housing problems in this category is high and the percentage of the non-Hispanic Black households in this category with housing problems is down, the percentage of Hispanic households in this category with housing problems is up. The minority households in this income range have a lower percentage of housing problems than the total households. Minority house holds in this income range have a lower percentage of housing problems than the total households. The percentage of black non-Hispanic households with housing problems is 67% and the percentage of Hispanic households with housing problems is 86%.</i></p> <p>Moderate Income (51-80% MFI) Renters: <i>There are 11,502 moderate income renter households in the jurisdiction or 18.4% of the total rental households. There are many housing needs in the moderate income households nearly 25% of households have a cost burden greater than 30% of MFI, and 2 % have a cost burden greater than 50% MFI. Fewer elderly, one and two member households of the total elderly one and two member households are in the moderate income range. The majority of the elderly one and two member households are in the income ranges below moderate, and 21% area in the middle income range. The 984 households in the moderate income range do have housing needs. The percentage of them with housing problems is 35% and the percentage with a cost burden greater than 30% of MFI is 34%. Their percentage of cost burden greater than 50% of MFI is 16%. The small related renter household is about 1/4 of the total moderate income level. There are 4,437 moderate income small related households or 20% of the total small related renter households. The percentage with housing problems is 25% and the percentage with a cost burden greater than 30% of MFI is 16%. Only 1% has cost burdens greater than 50% of MFI. There are 987 large related renter households in the moderate income range 21% of all large related renter households. The majority of these households (57%) have housing problems, but only 8% have a cost burden of 30% of MFI and 0% have a cost burden greater than 50%. In the moderate income range, the minority renter households have a lower incidence of housing problem than the total renter households. Whereas the percentage of minority renter households experiencing housing problems is 28% the percentage of all renter households experiencing housing problems is 33%. Of the minority households 28% of the Black non-Hispanic moderate income renter households have housing problems, 44% of the Hispanic moderate income renter households have housing problems. The percentage of White households in the moderate range with housing problems is 38%. The percentage of Hispanic households with housing problems is high in this category, but the total percentage of Hispanic renter households in the jurisdiction is only 2%. The housing problems are directly related to income levels is evidenced by the fact that where the incidence of housing problems of total households to minority households is proportionate, the income distribution I proportionate. The percentage of total renter households in the moderate income range is 20%. The percentage of Black Non-Hispanic renter households in the moderate income range is 20%. The percentage of those with housing problems is 12% for Black non-Hispanic households while for all households the percentage with housing problems is 33% and among White Non-Hispanic households the percentage with housing problems is 38%.</i></p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required. Pursue housing resources other than public housing or Section 8 tenant-based assistance. 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. 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 concentration. Increase homeownership through first time homebuyer program.</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. <i>Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</i></p> <p><i>The Office of Community Development operates a small Section 8 Housing Choice Voucher program, authorized to administer 279 Housing Choice Vouchers (HCV). The East Baton Rouge Parish Housing Authority (EBRPHA), a separate entity, maintains 12 public housing developments which consist of 905 public housing units (Roosevelt Terrace, 50 Units converted to Project Based Rental Assistance under RAD) and administers 3,902 Section 8 Housing Choice Vouchers, including 25 vouchers serving U.S. Veterans. The Section 8 department also manages a Mod Rehab Program, a Project Based Voucher Program and HCV Homeownership Program. The EBRPHA’s nonprofit, Partners for Progress in partnership, owns two newly constructed affordable housing communities consisting of 42 homes each; 28 PBV and 14 Public Housing.</i></p> <p>Actions planned during the next year to address the needs to public housing</p> <p><i>The EBRPHA is currently collaborating with the City of Baton Rouge and other community partners on a major redevelopment of a section of the City including AMP LA003000004, Ardenwood Village, a 93 unit family development. A Choice Neighborhood Initiative Planning Grant application was approved in the current fiscal year (2014) and plans are to submit a Choice Neighborhood Initiatives implementation grant in the next funding round. Preliminary plans for Ardenwood Village call for major rehabilitation on the existing site or new construction of public housing within the “Ardendale” boundaries.</i></p> <p><i>The Housing Authority received a Low Income Housing Tax Credit award for scatter site properties that the Housing Authority owns as a part of the River South development initiative. The proposed plan is to use existing plats on several contiguous lots that can be developed into 46 units as a combination of duplex and single structures. Ten of the units will be market rate and the remaining 36 will be project based vouchers/public housing. The project is scheduled to be underway in 2014.</i></p> <p>Actions to encourage public housing residents to become more involved in management and participate in homeownership</p> <p><i>Public Housing is directly managed, including maintenance services, by the PHA. The EBRPHA has policies in place that govern agency operations. Policies include: The Public Housing Admissions and Occupancy Policy (ACOP) including a rent policy, pet policy, community service policy, banning policy, debt repayment policy, VAWA policy, and transfer and reasonable accommodations policy. The EBR Housing Authority is improving the management of public housing by implementing a new information system, and by converting to a project-based management and finance system. It is seeking to stretch decreasing funds to meet the need for housing and housing related services for the low income and extremely low income populations. It is pursuing a strategy of selective demolition of obsolete and dilapidated public housing and the acquisition and rehabilitation of apartments and construction of low density scattered site housing. Both the EBRPHA and the City of Baton Rouge operate a Section 8 Voucher Home Ownership Program. At the time of this writing, there are twenty-two (21) home owners. There are up to 100 vouchers set aside for this program.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification.”</p> <p><i>During the 2013 and 2014 program year, OCD experienced a lot of obstacles and worked diligently to overcome several challenging situations. Besides the dwindling funds to address ever growing community needs, OCD endures tremendous turnover of key and experienced management staff that resulted in the loss of institutional knowledge and truncated administrative oversight. More so, OCD relocated to another building in the midst of the various administrative challenges.</i></p> <p><i>Further, through the technical assistance from renowned consultants such as The Cloudburst Group(TCG) and Training & Development Associates(TDA) provided by the Department of Housing and Urban Development’s field office in New Orleans, OCD begun the process of evaluating its organizational structure and administrative capacity in order to promote operational efficiency and effectiveness with the ultimate goal of maximizing the dollars spent on programs developed to address various community needs. We greatly cherished the continued support and collaborative effort of the New Orleans field office staff and the City-Parish OCD staff to better serve our communities.</i></p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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