

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Dexter,
Missouri

PHA Number: MO 034

PHA Fiscal Year Beginning: 04/01/2002

PHA Plan Contact Information:

Name: Mona AuBuchon
Phone: 573-624-2540
Email (if available): dexterhousing@ldd.net

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

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
Main administrative office of the local, county or
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)

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2002
 [24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **separate** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

At PHA option, provide a brief overview of the information in the annual plan.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The DHA has not made nor intends to make any major policy or program changes in 2002. DHA plans to continue its method of operation as outlined in its original PHA plan. Local preferences were established and will not change, rent policies remain the same, and a tenant was appointed to the Board effective 04/01/2001. The enforcement of the 8-hour per month community service requirement was suspended effective January 15, 2002 even though it remains in the ACOP. We have had a family development pet policy in effect for several years.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 246,681

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: **X** 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. 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 and requiring that at least 1 percent of the down payment 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.
- * Demonstrating that it has or will acquire other relevant experience (list PHA experience, any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No **X** Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No **X** Does the PHA plan to participate in the PHDEP in the upcoming year?
If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____.

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No **X** Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (File name)
3. In what manner did the PHA address those comments? (Select all that apply)
 1. The PHA changed portions of the PHA Plan in response to comments
 2. A list of these changes is included
 Yes No below or
 Yes No at the end of the RAB Comments in Attachment ____.
 3. Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
 4. Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

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

- 1. The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- 2. The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- 3. The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- 4. Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- 5. Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency
 Yes No Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The State of Missouri's plan has established the following priorities to address housing needs, which are also the priorities of the Dexter Housing Authority:

- Maintain its supply of decent, safe and sanitary rental housing that is affordable for low and very low-income families.
- The modernization of DHA housing for occupancy by low and very low- income families.

C. Criteria for Substantial Deviation 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 5-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. Substantial Deviation from the 5-year Plan:

The Dexter Housing Authority's (DHA) definitions of substantial deviation and significant amendment or modification are as follows:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items (items not included in the current 5-year plan) or changes in the use of Capital funds, and
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Dexter Housing Authority's (DHA) definitions of substantial deviation and significant amendment or modification are as follows:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items (items not included in the current Annual Statement) or change in use of Capital funds, and
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

Attachment A
Supporting Documents Available for Review

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
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
YES	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
YES	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 in the jurisdiction.	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection and Admission Policies
YES	Any policy governing occupancy of Police Officers in Public Housing [X] check here if included in the public housing A & O Policy	Annual Plan: Eligibility, Selection and Admission Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admission Policies
YES	Public housing rent determination policies, including the method for setting public housing flat rents [X] check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development [X] check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	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
YES	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance, Community Service & Self-Sufficiency

N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Mgmt and Operations
N/A	Any required policies governing any Section 8 special housing types [] check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures [X] check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures [] check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
YES	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the American with Disabilities Act. See, PIH 99-52 (HA)	Annual Plan: Capital Needs
YES	Approved or submitted application for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
YES	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership
YES	Cooperation 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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); ·	Annual Plan: Safety and Crime Prevention

Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; ·
 Coordination with other law enforcement efforts;
 Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and ·
 All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan

YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G [X] check here if included in the public housing A & O Policy	Pet Policy
YES	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B
Capital Fund Program Annual Statement

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
(CFP/CFPRHF)**

Part 1: Summary

PHA Name: Housing Authority of the City of Dexter, MO

Grant Type and Number

Capital Fund Program: MO36PO34501-02

X Original Annual Statement

Performance and Evaluation Report for Period Ending: 03/31/2002

Line No. Summary by Development Account

		<u>Total Estimated Cost</u>		<u>Total Actual Cost</u>	
		<u>Original</u>	<u>Revised</u>	<u>Obligated</u>	<u>Expended</u>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	186,875			
11	1465.1 Dwelling Equipment-Nonexpendable	5,000			
12	1470 Non-dwelling Structures	24,395			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	234,270			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security				
25	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
(CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Dexter, MO** Grant Type and Number
Capital Fund Program #: MO36PO34501-02

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-Wide	Architect Fees	1430	100%	<u>18,000</u>	
	Subtotal			18,000	
MO034-001	Conversion of Efficiencies	1460	8 units	<u>186,875</u>	
	Subtotal			186,875	
HA-Wide	New Stoves/Refrigerators	1465.1	15	<u>5,000</u>	
	Subtotal			5,000	
HA-Wide	Replace Maintenance Shop		100%	<u>24,395</u>	
	Subtotal			24,395	
GRAND TOTAL				234,270	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
(CFP/CFPRHF)**

Part III: Implementation Schedule

PHA Name: **Housing Authority of the City of Dexter, MO** Grant Type and Number
Capital Fund Program #MO36PO3450102 Federal FY
2002

Development Number Name/HA-Wide Activities	All Fund Obligated (March 31, 2002)			All Funds Expended (March 31, 2002)		
	Original	Revised	Actual	Original	Revised	Actual
HA-Wide	09/31/03			03/31/04		
MO034-001	09/31/03			03/31/04		

Attachment C
Capital Fund Program 5 Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next five PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

PHA Name	Original statement				
Dexter Housing Authority	X Revised statement No: 2				
Development	Year 1	Year 2	Year 3	Year 4	Year 5
Number/Name		2003	2004	2005	2006
HA-Wide					
	Annual Statement				
MO 34-001		211,000	134,000	151,000	157,500
MO 34-002			52,500	18,000	25,000
Agency Wide A/E Services		18,000	14,000	14,000	14,000
Administrative		2,000	2,000	5,000	5,000
Dwelling Equipment		4,000	4,000	10,000	4,000
Non-dwelling Bldg				25,000	
Non-dwelling Equip			28,500	12,000	29,500
TOTALS		235,000	235,000	235,000	235,000

Capital Fund Program 5 Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next five PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan

<u>Original statement</u>	<u>X Revised statement</u>	
Development Number	Development Name (or indicate PHA wide)	
MO34-001	Dexter Housing Authority	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site improvements/parking/sidewalk replacement	8,500	2004
Efficiency apartment conversions (14)	397,500	2003-2005
Enclose back porches (10)	100,000	2003-2005
Replace roofs and guttering (4 Bldgs)	88,000	2005-2006
Replace doors (100)	32,000	2006
Additional security lights (9)	27,000	2005
Total estimated cost over next 5 years	653,500	
MO34-002	Dexter Housing Authority	
Site improvements/parking/sidewalk replacement	37,500	2004-2006
Replace exterior doors (100)	40,000	2003
Upgrade security lighting (6)	18,000	2004
Total estimated cost over next 5 years	95,500	
Agency-Wide	Dexter Housing Authority	
Architectural Services/Admin Costs	74,000	2003-2006
Stoves/Refrigerators (25 Each)	22,000	2003-2006
Remodel Laundry Room Facility	25,000	2005
Coin-Operated Washer & Dryer	12,000	2005
Maintenance Trucks-(2)	44,500	2004
Lawn mower/tractors-(2)	13,500	2004
Total estimated cost over next 5 years	191,000	

Attachment D
Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Thelma Boudreaux

B. How was the resident board member selected: (select one)?

Elected

Appointed By City Mayor

C. The term of appointment is (include the date term expires): Until she resigns or moves out of Housing Authority.

2. A. 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 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 in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

04/01/2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

John Pruett, Mayor

City of Dexter

Attachment E
Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.) DHA asked for volunteers to serve on the Resident Advisory Board in several news letters, which were distributed to all tenants.

Ms. Patricia Ventura

Ms. Della Wilson

Attachment F
Progress in meeting the 5-Year Plan Mission and Goals

The Dexter Housing Authority has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment from discrimination through the utilization of capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed.

Capital funds have been utilized to provide modernization of our property and DHA will continue in that effort.

DHA has implemented several local preferences to improve the living environment by addressing deconcentration and promoting income mixing.

We feel confident that the DHA will be able to continue to meet and accommodate all our goals and objectives in FY 2002.

Required Attachment G
Component 3, (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 an average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Required Attachment H

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Two
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? None
- c. How many Assessments were conducted for the PHA's covered developments? Two
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: N/A

ATTACHMENT I

Implementation of Public Housing Resident Community Service Requirement

- a. DHA included the implementation of the public housing resident community service requirement in the Admissions and Continued Occupancy Policy adopted April 2001.
- b. In January 2002, DHA suspended the community service requirement as allowed by the U. S. Department of Housing and Urban Development. However, it was not removed from the ACOP.

REQUIRED ATTACHMENT J **PET POLICY**

DHA has had a family pet policy for about five years. However, to be in compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, DHA amended its Pet Policy. The ownership of common household pets is subject to rules and limitations:

1. Common household pets shall be defined as “domesticated animals such as a dog, cat, bird, rodent, fish or turtle.”
2. No more than one dog or cat shall be permitted in the household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than on aquarium with a maximum capacity of 20 gallons shall be permitted.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner’s apartment for the purpose of handling, but shall not generally be unrestrained.
4. Only one dog or cat is allowed per household. No pit bulls or Doberman pinchers will be permitted. All dogs and cats must be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Residents are to provide litter boxes for cat waste, which are to be kept in the apartment. Tenants shall not allow waste to accumulate. Waste is to be placed in a plastic bag, sealed, labeled and put out separately for your regular trash. Residents are responsible for the immediate cleanup of their pet’s droppings, INSIDE AND OUTSIDE of the apartment and on PHA property and properly disposing of said droppings. Improper disposal of pet waste is a lease violation and may be grounds for termination.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.)
8. Lessee agrees that only the pet herein described will occupy the premises. No additional or different pet is authorized under this agreement.
9. Residents shall not alter their apartment, patio or other DHA areas to create any enclosures for an animal or any other reason.
10. All residents are prohibited from feeding stray animals. The feeding of stray animals or any other animal outside of the apartment shall constitute having a pet without approval of the DHA and shall be considered cause for eviction.
11. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the DHA from all claims, causes of action damages or expenses, including attorney’s fees, resulting from the action or the activities of his/her pet. The DHA strongly advises resident to obtain liability insurance.
12. Residents who choose to have pets are advised they have responsibilities under the laws of the state of Missouri.
13. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community.

Annual Statement/Performance and Evaluation Report
Capital Fund Program Part II: Supporting Pages

PHA Name: Dexter Housing Authority		Grant Type and Number Capital Fund Program # MO36PO34501-00			Federal FY of Grant 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	A. Housing Operations	1406	5%	-0-	3,195	2,485	-0-	Complete by 09/02
Subtotal					3,195	2,485	-0-	
HA-Wide Administrative Cost	A. Computer Software & Staff Training	1410	15%	20,000	17,515	17,515	15,629	Complete by 09/02
Subtotal				20,000	17,515	17,515	15,629	
HA-Wide Fees & Costs	A. A/E Design	1430	100%	14,000	14,000	14,000	14,000	Complete by 03/02
Subtotal				14,000	14,000	14,000	14,000	
MO 34-01	A. Replace sidewalk & Parking pads	1440		15,000	15,000	-0-	-0-	Complete by 09/02
	B. Merge & Renovate Efficiency Units	1460	8	175,789	162,397	162,397	17,023	Complete by 12/02
	C. Porch Enclosures	1460	4	11,057	11,057	11,057	-0-	Complete by 12/02
	D. Replace gas ranges	1465.1	20	6,000				Deleted
Subtotal				207,846	184,823	173,454	17,023	
MO 34-02	A. Replace sidewalks	1440		-0-	5,290	-0-	-0-	Complete By 09/02
	B. Replace Interior doors	1460	240	-0-	13,392	13,392	13,392	
Subtotal				-0-	18,682	13,392	13,392	
Grand Total				241,846	41,846	220,846	60,044	

Annual Statement/Performance and Evaluation Report
Capital Fund Program Part II: Supporting Pages

PHA Name: Dexter Housing Authority		Grant Type and Number Capital Fund Program # MO36PO34501-01			Federal FY of Grant 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Complete Operations	A. Housing Operations	1410	10%	8,000	8,000	-0-	-0-	by 03/03
Subtotal				8,000	8,000	-0-	-0-	
HA-Wide Administrative Cost	A. Replace Maintenance & Staff Training	1475	1	16,000	16,000	-0-	-0-	Complete by 09/03
Subtotal				16,000	16,000	-0-	-0-	
HA-Wide Fees & Costs	A. A/E Design	1430	100%	14,000	14,000	6,000	1,000	Complete by 09/03
Subtotal				14,000	14,000	6,000	1,000	
MO 34-02	A. Replace sidewalks	1440		3,500	3,500	-0-	-0-	Complete by 09/03
	B. Replace Roofs & Guttering	1460	50 units	82,500	82,500	82,500	-0-	Complete by 9/03
	C. Replace Windows	1460	219	72,800	72,800	72,800	-0-	Complete by 9/03
	D. Replace bathtubs Toilets, Texture walla	1460	50	43,881	43,881	43,881	-0-	Complete by 9/03
	E. Replace Refrigerators	1465.1	15	6,000	6,000	-0-	-0-	Complete by 9/03
Subtotal				208,681	208,681	199,181	-0-	
Grand Total				246,681	246,681	205,181	1,000	

Annual Statement/performance and Evaluation Report
Capital Fund Program
Part III: Implementation Schedule

PHA Name: Dexter Housing Authority	Grant Type and Number Capital Fund Program: MO36PO34501-01	Federal FY of Grant 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Date
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/03	9/30/03		9/30/03	9/30/03		
MO 34-02	9/30/03	3/30/03		9/30/03	9/30/03		

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