

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**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 Dumas**

**PHA Number: AR043**

**PHA Fiscal Year Beginning: (mm/yyyy) 01/2003**

### PHA Plan Contact Information:

Name: **Samuel L. Fells**

Phone: **870-382-5457**

TDD:

Email (if available):

### 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 2003**  
[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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n/a	

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**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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.

**No changes anticipated**

**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?

\$186,691.00

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

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name:	
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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for units	
<input type="checkbox"/> Public housing for units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Actual or projected start date of relocation activities:	
c. Projected end date of activity:	

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  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 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 downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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, or 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: 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 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: 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)

The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

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: (provide name here) State of Arkansas

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)

The PHA has based its statement of needs of families in the jurisdiction 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- 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:

The State of Arkansas supports the PHA Plan by promoting Decent, Safe and Affordable housing, allowing persons below the poverty level guidelines access to housing.

### 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:

1. Any alteration of the PHA's Mission Statement.
2. Any change or amendment to a stated Strategic Goal
3. Any change or amendment to a stated Strategic Goal Objective except in a case where the change results from the objective having been met
4. Any introduction of a new Strategic Goal or a new Strategic Objective
5. Any alteration in the Capital Fund Program that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

#### B. Significant Amendment or Modification to the Annual Plan:

- 1) Changes to rent or admissions policies or organization of the waiting list;
- 2) Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund.
- 3) Additions of new activities not included in any PHDEP Plan;
- 4) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD Regulatory requirements, such change will not be considered significant amendments by HUD.

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual 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 in the jurisdiction	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]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Section 8 rent determination (payment standard) policies <input 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· 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);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· 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.</li> </ul>	Annual Plan: Safety and Crime Prevention
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 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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Other Supporting Documents (optional)	(specify as needed)

**ATTACHMENT B**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP)**

<b>PHA Name:</b> <b>Housing Authority of the City of Dumas</b>		<b>Grant Type and Number</b> Capital Fund Program: <b>AR37P04350102</b> Capital Fund Program Replacement Housing Factor Grant No:		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Obl</b>
		<b>Original</b>	<b>Revised</b>	
1	Total non-CFP Funds			
2	1406 Operations	35,000.		35,000.00
3	1408 Management Improvements	18,000		18,000.00
4	1410 Administration	19,697.	18,600.00	18,600.00
5	1411 Audit			
6	1415 liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition	6,000.		
9	1450 Site Improvement		10,000.00	
10	1460 Dwelling Structures	102,744..	93,841.00	
11	1465.1 Dwelling Equipment—Nonexpendable	5,250.		
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			

**List of Supporting Documents Available for Review**

Applicable & On Display	Supporting Document	Related Plan Component
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant: (sum of lines 2-19)	\$186,691.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR)  
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Dumas		<b>Grant Type and Number</b> Capital Fund Program #: AR37P04350102 Capital Fund Program Replacement Housing Factor #:			Fee	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		C
				Original	Revised	
Agency Wide	Operations	1406		\$35,000.		3
Agency Wide	Coordinator	1410		19,697.	18,600.00	1
Agency Wide	Mod Clerk	1408		18,000		1
43-01	Install fence & trim trees	1450		.	10,000.00	3
43-01	Install kitchen cabinets w/counter top	1460	12 units	24,000.		
43-01	Install water heaters	1460	5	1,000.		
43-01	Repair fascia & soffit	1460		4,000.		
43-01	Install railing on front & back porches	1460		10,000.	-0-	
Agency wide	Replace ranges & refrigerators	1465	9 ea.	5,175.		
43-02	Install kitchen cabinets counter tops	1460	12 units	25,000.		
43-02	Install water heaters	1460	5	1,000.		
43-02	Repair soffit & fascia	1460		4,717..		
43-02	Repair siding on units	1460		2,000.		
43-02	Install new roofs	1460	9 bldgs	31,027.		





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Dumas		Grant Type and Number Capital Fund Program #: AR37P04350101 Capital Fund Program Replacement Housing Factor #:			Fee	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		C
				Original	Revised	
PHA Wide	Operations	1406		35,000.		
"	Management Improvements	1408		10,800.	.	
"	Administration	1410		19,697.		
"	Purchase maintenance truck	1475	1	20,000.	-0-	
"	Purchase lawn equipment	1475	1	6,521.	-0-	
"	Purchase stoves & refrigerators	1465		6,250.	12,095.	
"	Purchase site for new unit	1440		6,000.	-0-	
43-01	Repair sidewalks & concrete steps	1450		2,500.		
"	Fencing	1450		29,000.	-0-	
"	Paint inside of occupied units	1460	20 units	8,000.	24,000.	
"	Replace wallboard in bathrooms	1460	20 bthrms	9,000.	18,294.	
43-02	Repair sidewalks & concrete steps	1450		2,500.		
	Replace roofs	1460	6 bldgs	19,000.	19,000.	
43-02	Paint inside of occupied units	1460	20 units	8,000.	24,000.	
43-02	Replace wallboard in bathrooms	1460	20 bthrms	9,000.	18,000.	
	Repair electrical problems	1460		5,706.	-0-	
	Replaced kitchen cabinets	1460	2 units	-0-	5,382.	



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

<b>PHA Name: Housing Authority of the City of Dumas</b>		<b>Grant Type and Number</b>	
		Capital Fund Program Grant No: <b>AR043P050103</b>	
		Replacement Housing Factor Grant No:	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost	
	Management Improvements Hard Costs		
4	1410 Administration	18,669.	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	16,778.	
10	1460 Dwelling Structures	100,506.	
11	1465.1 Dwelling Equipment—Nonexpendable	5,250.	
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	\$186,691.	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security –Soft Costs		
	Amount of Line XX related to Security-- Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		





**Required 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:

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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) Past resident Board member has moved out of Dumas. Another Resident will be selected before 12/31/2002:

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

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

**Required 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.)

Katherine Jackson  
 Gwen Henderson  
 Vera Robinson  
 Nettie McDade  
 Bennie Galloway

**ATTACHMENT G**

Statement of Progress  
 In  
 Meeting the Mission and Goals in the PHA’s Plan

The Housing Authority of the City of Dumas has worked toward success in achieving its mission and goals in the year 2002. Goals are either completed or on target for completion by the end of the year.

Modernization work items are being carried out and funds obligated. We are continuing and will continue to modernize our units and keep the grounds in good condition through the Modernization Programs funded by HUD.

We are improving the quality of life by improving our physical inspections through training programs.

To ensure compliance with the Public Housing Reform Act of 1998, we review and keep our policies updated as needed. The staff is informed of all changes so administration of the program runs smoothly and in compliance with the regulations.

**Capital Fund Program Five-Year Action Plan**

Part I: Summary

PHA Name Dumas Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006
	Annual Statement			
<b>HA – WIDE</b>		70,044	70,710	101,519
AR043001		8,500	66,481	44,672
AR043002		107,751	49,500	40,500

CFP Funds Listed for 5-year planning		186,295	186,691	186,691
Replacement Housing Factor Funds				

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :_2____ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _2____ FFY Grant: 2004 PHA FY: 2004	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b>See</b>	<b>AR034001</b>	<i>Install bathroom vanities &amp; tops</i>	8,500	<i>HA Wide</i>	<i>Operations</i>
<b>Annual Statement</b>					<b>Management Improvements</b>
		TOTAL	8,500		
	AR043002	Install bathroom vanities w/tops	8,245		Salary for MOD Coordinator
		Install Central Air Conditioning (35 units)	99,506		
		TOTAL	107,751		
					Dwelling Equipment
					Purchase Stoves & refrigerators
					Total HA-Wide
					Estimated Total for CFF
	Total Physical Improvements		\$116,251		



Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : _4_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: _4_ FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>AR043001</i>	<i>Replace Roofs</i>	19,500	<i>HA Wide</i>	<i>Operations</i>	3
	<i>Repair Driveways &amp; Sidewalks</i>	18,672			
	Install New locks to match others	6,500		<b>Management Improvements:</b>	
				Office Equipment	
	TOTAL 001	44,672		Consortium Fees	
				Training	
				Preparations of Agency Plan	
AR043002	Landscaping & Shrubbery	5,500		Computer Upgrades	
	Install Water Heaters	2,500			
	Install Vent Hoods in kit	8,500		Administration:	
	Replace Kit Cabinets	24,000		Salary for MOD Corrd & Clerk	1
	TOTAL 002	40,500			
				Dwelling Equipment	
				Purchase stoves & refrigerators	
				Non-Dwelling Structures	
				Build 2 Storage Rooms	
				Non Dwelling Equipment	
				Purchase mowing equipment	
				Purchase Truck	1
				Total HA Wide	1
Total CFP Estimated Cost		\$85,172			\$186,691

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>5</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	AR043001			<i>HA Wide</i>	<b>Operations</b>
					<b>Management Improvement</b>
					<b>Computer updates</b>
					<b>Consortium Fees</b>
					<b>Policy Updates</b>
					<b>Administration</b>
					<b>Salary for MOD Coordinating Clerk</b>
					Dwelling Equipment
					Purchase stoves & refrigerators
					Non-Dwelling Structures
					Remodel Office & Replace Flashed with Pitched Roof
Total CFP Estimated Cost					





