

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Fulton Missouri

PHANumber: MO014

PHAFiscalYearBeginning: 04/01/2003

PHA Plan Contact Information:

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TDD:

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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 20 03
 [24CFR 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 file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title. **SEPARATE**

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ii. Executive Summary

[24 CFR Part 903.79(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

None

2. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. X 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? \$350,000

C. X 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 1

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment 2

3. Demolition and Disposition

[24 CFR Part 903.79(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

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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)	

<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Relocation resources (select all that apply)</p> <p><input type="checkbox"/> Section 8 for units</p> <p><input type="checkbox"/> Public housing for units</p> <p><input type="checkbox"/> Preference for admission to other public housing or section 8</p> <p><input type="checkbox"/> Other housing for units (describe below)</p>
<p>8. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Actual or projected start date of relocation activities:</p> <p>c. Projected end date of activity:</p>

4. Voucher Homeownership Program

[24CFR Part 903.79(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 24CFR part 982? (If "No", skip 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, or any other organization to be involved and its experience, below):

6. Other Information

[24CFR Part 903.79(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 _____

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
 - Yes No: 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: 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)

- 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: (describe below)

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:

Substantial deviation from the five year plan will be defined as a significant change in the mission or operation of the Housing Authority.

A. Significant Amendment or Modification to the Annual Plan:

Significant amendment or modification to the annual plan will be defined as changes that substantially alter the operations of the housing authority including major changes in policies, changes in modernization projects, drug elimination grants, or other sources of funding.

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
XX	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
XX	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	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
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	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
XX	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	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
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD -approved Capital Fund /Comprehensive Grant Program Annual Statement (HUD 52837) 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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 § 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	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
XX	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
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHDEP-related documentation: <ul style="list-style-type: none"> · 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); · 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. 	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy-Attached
XX	The result 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

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 Fulton Missouri		Grant Type and Number Capital Fund Program: MO36PO14501-00 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: 03/31/2002 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	3,980	3,980	3,980	3,980	
3	1408 Management Improvements	5,000	5,000	5,000	5,000	
4	1410 Administration	25,000	25,000	25,000	25,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000	0			
8	1440 Site Acquisition					
9	1450 Site Improvement	100,000	0			
10	1460 Dwelling Structures	100,000	0			
11	1465.1 Dwelling Equipment — Nonexpendable	20,000	10,000	10,000	10,000	
12	1470 Non -dwelling Structures	15,000	304,406	304,406	304,406.00	
13	1475 Non -dwelling Equipment	30,000	0			
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)	328,980.00	348,386	348,386.00	348,386.00	
21	Amount of line 20 Related to LBP Activities					

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 Fulton Missouri		Grant Type and Number Capital Fund Program: MO36PO14501-00 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending: 03/31/2002				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
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/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Fulton Missouri			Grant Type and Number Capital Fund Program #: MO36P014501-00 Capital Fund Program Replacement Housing Factor #:			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	
HaWide	Upgrades software	1408	Upgrade op System and security on 13 computers	5,000	5,000	5,000	5,000	Completed
HaWide	Advertising, Executive Director Salary	1410	18 Months	25,000	25,000	25,000	25,000	Completed
HaWide	Design, Construction Admin. Program Management	1430	12 Months	30,000	0	0	0	Removed
HaWide	Gutter replacement/repair Siding replacement/repair, Exterior Plumbing fixtures, roof replacement	1460	2000ft Gutter 50sq siding 25 outdoor plumbing fixtures (Hose Bibs) Roof 9 buildings	100,000	0	0	0	Moved forward to next CFP
HaWide	Landscaping, Security lighting	1450	50 buildings	100,000	0	0	0	Moved forward to next CFP
HaWide	Range/Refrigerator Replacement	1465.1	50	20,000	20,000	20,000	20,000	Completed

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of The City of Fulton Missouri		Grant Type and Number Capital Fund Program: MO36PO14501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	50,000	50,000	50,000	50,000
3	1408 Management Improvements	5,000	8,058.55	8,058.55	8,058.55
4	1410 Administration	25,000	8,423.65	8,423.65	8,423.65
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	13,667.78	13,667.78	13,667.78
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	200,000	193,696.44	193,696.44	193,696.44
11	1465.1 Dwelling Equipment — Nonexpendable	25,000	3,453	3,453	3,453
12	1470 Non -dwelling Structures	0	53,028.58	53,028.58	53,028.58
13	1475 Non -dwelling Equipment	25,000	25,000	25,000	25,000
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)	350,000	355,328	355,328	355,328
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				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: Housing Authority of The City of Fulton Missouri		Grant Type and Number Capital Fund Program: MO36PO14501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
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/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Fulton Missouri			Grant Type and Number Capital Fund Program#: MO36PO14501 -01 Capital Fund Program Replacement Housing Factor#:			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	
HAWIDE	Operations	1406		50,000		50,000	50,000	Complete
HAWIDE	Computers/Software/Photo Copy machine	1408	4 computers	5,000	8,058.55	8,058.55	8,058.55	Complete
HAWIDE	Architectural/Engineering/Consulting	1430	18 Months	20,000	13,667.78	13,667.78	13,667.78	complete
HAWIDE	Deputy Director	1410	12 Months	25,000	8,423.65	8,423.65	8,423.65	complete
HAWIDE	Roof Repair/Replacement	1460	12 buildings	50,000	193,696.44	193,696.44	193,696.44	complete
	Flooring		40 apartments	50,000	0			Moved forward
	Ceiling Repair		25 units	50,000	0			Repaired under operating fund
	Bathroom Renovation		25 units	50,000	0			Moved forward
HAWIDE	HVAC Repair	1465.1	20 units	20,000	0			

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 Fulton Missouri			Grant Type and Number Capital Fund Program#: MO36PO14501 -01 Capital Fund Program Replacement Housing Factor#:			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	
	Water Heaters & Installation		50 units	17,200	0			Operating fund
	Refrigerators		10 units	7500	3,453	3,453	3,453	Complete
	Ranges		units	5300	0			
Office	Finish officer remodel	1470		0	53,028.58	53,028.58	53,028.58	Complete

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Fulton Missouri		Grant Type and Number Capital Fund Program: MO36P014501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	50,000	37,661	37,661	
3	1408 Management Improvements	5,000	5,545.43	5,545.43	5,545.43
4	1410 Administration	30,000	35,000	35,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000	50,000	1,981.56	
10	1460 Dwelling Structures	140,000	135,540	17,263	
11	1465.1 Dwelling Equipment — Nonexpendable	0	10,000	9,300	9,300
12	1470 Non -dwelling Structures	0	20,615	20,615	20,615
13	1475 Non -dwelling Equipment	40,000	43,300	43,300	43,300
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)	350,000	337,661		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: Housing Authority of the City of Fulton Missouri		Grant Type and Number Capital Fund Program: MO36P014501-02 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
23	Amount of line 20 Related to Security	25,000		
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 (C FP/CFPRHF) Part II: Supporting Pages								
PHAName: FultonMO			Grant Type and Number Capital Fund Program#: MO36P014501-02 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002		
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	
HAWIDE	Operations	1406		50,000	37,661	37,661		
HAWIDE	Computer upgrades	1408	News server and related equipment	5,000	5,545.43	5,545.43	5,545.43	Complete
HAWIDE	Administration	1410	ED and deputy salary	30,000	35,000	35,000	26,427.54	Nearing completion
HAWIDE	A&E Fees	1430	Landscape planning and construction documents	10,000	0			
HAWIDE	Site Improvement	1450	Replace 1000' Sidewalk landscaping Exterior Video Security	25,000 25,000 25,000	10,000 20,000 20,000	1,981.56	1,981.56	Planning

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (C FP/CFPRHF) Part II: Supporting Pages								
PHAName: FultonMO		Grant Type and Number Capital Fund Program#: MO36P014501-02 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2002		
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	
HAW IDE	Dwelling Structures	1460	ReRoof 40 buildings	150,000	135,000	17,263	17,263	In progress
HAWIDE	Non Dwelling Structures	1475	Bucket truck and skid - steer loader	30,000	43,300	43,300	43,300	Complete
HAWide	Dwelling Equipment	1465.1	15 refrigerators / 10 ranges	0	10,000	9,300	9,300	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Fulton Missouri		Grant Type and Number Capital Fund Program: MO36P014501-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	35,000			
3	1408 Management Improvements	5,000			
4	1410 Administration	65,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000			
10	1460 Dwelling Structures	70,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non -dwelling Structures				
13	1475 Non -dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Moved for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	350,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

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 Fulton Missouri		Grant Type and Number Capital Fund Program: MO36P014501-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
23	Amount of line 20 Related to Security	30,000		
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/CFPRHF) Part II: Supporting Pages								
PHAName: FultonMO		Grant Type and Number Capital Fund Program#: MO36P014501-03 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2003		
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	
HAWIDE	Operations	1406		35,000				
HAWIDE	Computer upgrades	1408		5,000				
HAWIDE	Administration Additional police services	1410	ED and deputy salary 2 police officers	35,000 30,000				
001	A&E Fees	1430	Engineering services for Water and sewer improvement	10,000				
001	Site Improvement	1450	Replace Water and Sewer lines for 40 units And Water service for entire site	160,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FultonMO			Grant Type and Number Capital Fund Program#: MO36P014501-03 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2003		
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	
HAWIDE	Dwelling Structures	1460	Mud Jack 6 buildings Replace 1 4 bathrooms	30,000				
				45,000				

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 5 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.

CFP5 -Year Action Plan		
Original statement X	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
MO014001,2,3	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements: Hardware Software (HA Wide)	20,000	4/2004
Site Improvement:		
Landscape 200 units (25 per year) (HA Wide)	100,000	4/2003
Parking Lot Resurface/seal asphalt and concrete [30,000sf] (HA Wide)	150,000	4/2005
King Street playground construction/improvements to other sites (HA Wide)	50,000	4/2004
Dwelling Structures:		
Non-Dwelling Equipment: Large tools, power equipment (HA Wide)	20,000	4/2004
Dwelling Equipment:		
Water heater replacement, [50 units] (HA Wide)	10,000	4/2004
Range and refrigerator replacement [30 units] (HA Wide)	20,000	4/2004
Non-Dwelling Structure:		
Vehicle/Equipment storage shed (HA Wide)	75,000	4/2005
Total estimated cost over next 5 years	445,000	

CFP5 -Year Action Plan		
Original statement X	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
MO014001		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements: Site Improvement: Water Line Replacement, Waste Line Replacement, (001] Dwelling Structures: Non-Dwelling Equipment: Dwelling Equipment: Non-Dwelling Structure:	600,000	4/2003
Totalestimatedcostovernext5years	600,000	

CFP5 -Year Action Plan		
Original statement X	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
MO014002		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements: Site Improvement: Sidewalk, Step and Ramp replacement 3000' 50 steps/ramps (002)	50,000	4/003
Dwelling Structures: Brick repair. [Sycamore various buildings due to settling] (002) Foundation Stabilization (mud Jack) [6 buildings] (002) Kitchen Rehabilitation [50 units] (002)	25,000 25,000 200,000	4/2004 4/2003 4/2005
Dwelling Equipment: Non-Dwelling Structure:		
Totalestimatedcostovernext5years	300,000	

CFP5 -Year Action Plan			
Original statement X		Revised statement	
Development Number	Development Name (or indicate PHA wide)		
MO014003			
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
Management Improvements Site Improvement: Dwelling Structures: Entry and storm door replacement, [25 units] (003) Bathroom rehabilitation [25 units] (003) Non-Dwelling Equipment Dwelling Equipment: Non-Dwelling Structure:	 40,000 100,000 140,000	 4/2003 4/2003 	
Total estimated cost over next 5 years		140,000	

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: Rowena Ford

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 2006

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:

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

Required Attachment E: Membership of the Resident Advisory Board or Boards

Rowena Ford, Natsha Hernandez, Dorthy Hagedorn, Jean Hall, Ladonna Pyatt, Lana Petty,

Required Attachment F: Pet Policy

PET POLICY

The following rules are established to govern the keeping of pets in and on properties owned and operated by the Housing Authority of the City of Fulton, Missouri.

1. That no more than one dog or cat, as described hereafter, per household shall be permitted. That no exotic or far animals will be allowed as pets, only common household pets will be allowed. Common household pet means a domesticated animal, such as a dog, cat, bird, rodent including a rabbit, fish or turtle, that is traditionally kept in homes for pleasure rather than commercial purposes. Common household pet does not include reptiles (except turtles). Exception: Persons with disabilities are entitled to have medically necessary assistive and companion animals and will not be charged a pet security deposit. The need for a medically necessary animal must be verified by a health provider agency &/or doctor as requested by FHA.

2. The following breeds, or mixed breeds, of dogs are specifically prohibited: Doberman Pinscher, Bulldog, Pitbull, Bull Terrier, Chow, German Shepherd, and Rottweiler. Any dog or cat bred to be aggressive in behavior is specifically prohibited. Any dog or cat that is greater than 18 inches tall is prohibited. Exception: FHA tenants with disabilities are allowed to have German Shepherds when said animals are being utilized as assistive animals. Medically necessary assistive and companion animals of any size and/or breed are allowed.

3. That any dog or cat housed within the Housing Authority shall be registered with the Housing Authority, wear a collar, and be in compliance with the Fulton City Ordinance governing animals and fowl. The owner's name shall be affixed to the collar on said dog or cat.

4. That said dog or cat shall be registered with the Housing Authority and the owners shall present current documentation of proper shot record and that the dog or cat be neutered with proof provided by the owner. The owners shall update the registration of the animal annually.

5. That said dog or cat shall be under the control of the owner at all times, either in the owner's yard, in the home, tied up or otherwise under the control of the owner in other areas outside the owner's yard area. Care is to be taken that the yard is not damaged by the animal confined in one location. Bodily wastes of the animal shall be cleaned up daily by the owner. The animal should be moved periodically to avoid destroying the ground cover. In the case of cats and other pets using litter boxes, the pet owner must change the litter at least twice a week, and pet owners must separate pet waste from litter at least once a day.

a. A separate pet waste removal charge of twenty five dollars (\$25.00) per occurrence shall be charged to owners who fail to remove pet waste in accordance with these rules. (Occurrence means each time HA personnel perform the task of removing feces from the yard or adjacent area to the pet.)

6. That any dog or cat registered with the Housing Authority which causes, in the judgment of the

Housing Authority, a public nuisance in the neighborhood, shall be removed from Housing Authority property. A public nuisance is defined as excessive or continuous barking or yelping or noise, molesting passers-by, habitually chasing vehicles, habitually attacking other animals, trespassing on other public or private property in such a manner as to cause damage to said property. If an animal attacks a resident or employee of the Housing Authority the animal must be removed from all Housing Authority property. Excessive odor from animal waste is considered a nuisance. Pets must be kept free of ticks, fleas and other vermin.

7. That refusal of a tenant to remove a dog, cat or other household pet which has been determined to be a public nuisance, or is of a breed which is prohibited under this policy, or who fails to properly register a pet with the Housing Authority as required under this policy, shall be grounds for termination of said tenant's Dwelling Lease under Section 12 thereof.

8. That pets not owned by a tenant may not be kept temporarily on the premises, except for visiting pet programs sponsored by a humane society or other non-profit organizations. Pets may not be unattended in a dwelling unit for more than twelve (12) hours at a time.

9. Any resident having a dog or cat on Housing Authority premises is required to pay a refundable pet deposit to cover potential damages in the amount of \$75.00, payable before the animal is brought onto Housing Authority property. The payment must be in one lump sum and cannot be divided. The Housing Authority shall refund any unused portion of a pet deposit to the tenant within 30 days of the move out date or when the tenant advises they no longer have a pet. Damages attributable to the keeping of the pet will be charged against the deposit (i.e. yard damages, floor stains, wall stains, odor problems, holes and scratches to walls and doors.)

10. These rules may be amended by the Housing Authority from time to time, following consultation with the tenants. The Housing Authority will give a 30-day written notice about any amendment. The notice will state the amendment and request written comments from the tenants. If requested by the tenants, a meeting will be held to discuss the amendment.

11. Tenants are encouraged to carry liability insurance to cover bodily harm to individuals or damage to buildings or other property caused by their pets.

12. 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 Housing Authority from any claims, causes of action, damages or expenses, including attorney's fees, resulting from the action or activities of his or her pet.

13. The pet owner hereby names _____ of _____, Fulton, Mo. as the person who shall be responsible for the pet during any time of emergency or absence from the premises of the pet owner. The pet owner agrees that the Housing Authority may release or hand over possession of the pet to the above-named individual at such times and that if said individual refuses to take possession of the pet or cannot be contacted, then the pet may be delivered by the Housing Authority to the City Animal Shelter.

The undersigned tenant states that he or she has read, understands and agrees to abide by the above Pet Rules.

Date: _____
_____ Resident

Address:

Required Attachment G: Resident Survey Corrective Action Plan

SAFETY:

Item:

How safe do you feel in your unit/Home (Also Building as all units have exterior entrances) .

Score 72.1/73.3

Action:

The Housing Authority reviewed areas of possible concern regarding interior safety. All units have steel entry doors and steel security screens. The majority of units also have dead bolt locks. The units do have working hand set locks and interior chain locks. The Housing Authority continues to address the problem of tenants using their windows to runcable, which increases their security risks. The Housing Authority continues to remove any cabling in this fashion and lock or repair these security screens at the tenant's expense.

Item:

Do you think any of the following contribute to crime in your development? Bad lighting.

Score 77.1

Action:

The Housing Authority has added additional lighting to problem areas. It has also purchased a bucket -truck to enable maintenance staff to immediately replace burned out lighting, whereas prior to this purchase the Housing Authority was at the mercy of the city to replace lighting. Additionally trees were trimmed to remove lighting obstructions

Item:

Do you think any of the following contribute to crime in your development? Resident Screening.

Action:

The Housing Authority reviewed its screening policies, and determined that its policies were comparable with others in the state, and provide

adequate measures to prevent problem tenants from entering Public Housing. The Housing Authority software program has a feature called "Tenant P.I." which notifies the user of applicant residency in another housing program either current or historical. The Housing Authority also utilizes an on-line website Casenet.com to further enhance its initial screening of a potential tenant.

Item:

Are you aware of any crime prevention programs available to residents?

Score 40.7

Action:

The Housing Authority employs one Community Policing Officer full time.

The Community Police Officers attach an additional page to our monthly newsletter to inform tenants of activities they are sponsoring. They also provide safety tips, and alert tenants of potential crime problems. In addition to the regular newsletter if a problem arises through the month they provide fliers to affected tenants, and also try to contact those that could be affected.

There is discussion with the Resident Council in regard to instituting a "Neighborhood Watch Program". The monthly newsletter is now being produced "in color" and there is discussion to changing the current format to a calendar with safety tips etc... at the bottom, to make it more reader "friendly".

The city has applied for a grant to enable the Housing Authority to have an additional full time Community Policing Officer.

After receiving the feedback from the residents survey police officers have increased patrols, especially bike patrols in Public Housing Developments.

Neighborhood Appearance:

Item:

How satisfied are you with the upkeep of the following areas in your development: common areas

Score 74.1 percent

Action:

The Housing Authority has very few areas such as stairways, walkways or hallways. The one area where there are exterior stairwells have historically been an area in which trash collected. The Housing Authority has contracted with a sheltered workshop to clean trash and other debris from public areas in the developments. This cleaning has dramatically reduced the amount of trash that accumulates in public areas. The Resident Council also has a by-site competition for "Yard of the Month" in which tenants can win gift certificates for plants etc. provided by local businesses. This has provided a very positive way to encourage tenants to participate in improving the appearance of their community.

Item:

How satisfied are you with the upkeep of the following areas in your development: Exterior of buildings.

Score 71.0

Action:

The Housing Authority has repaired guttering and siding on all of its sites. On King Street all roofs were replaced. Additional work was done grading and trimming trees and bushes. The exterior of the community center including the roof has been completely rehabbed. All siding was removed and replaced from our largest site. All roofing and guttering, and downspouts on this site were also replaced. The Housing had budgeted in its 2002 operating budget a number of part-time maintenance positions for the summer in an effort to further improve the appearance of Public Housing Neighborhoods. Numerous things such as landscaping, grass sowing, and mulching have been completed on each site. The Housing Authority has also worked with tenants on each site to plant and maintain flowers, shrubs etc. The Housing Authority has contracted with a local sheltered workshop to provide trash removal on a weekly basis. The contract will be continued for the coming year.

Item:

How satisfied are you with the upkeep of the following areas in your development: Parking Areas.

Score 58.0

Action:

The Housing Authority purchased a pressure washer to assist in cleaning parking areas. In conjunction with our cleaning, the sheltered workshop provides trash removal at least once a week. The parking lots have been sealed and restriped. The Housing Authority will continue doing this, and has budgeted the professional rehabilitation of those parking areas needing more than sealing.

Item:

How satisfied are you with the upkeep of the following areas in your development: Recreation Areas.
Score 60.9

Action:

The Housing Authority maintains its playgrounds by continuing to clean and install additional mulch. The basketball courts on Sycamore had new goals and baskets installed with seasonal inspections for upkeep. The equipment in the Housing Authority playgrounds is comparable or superior to that found in the local parks and schools.

Item:

How often if at all are any of the following problems in your development: Broken Glass.
Score 67.2

Action:

The Housing Authority has seen few problems with glass since contracting with the sheltered workshop for cleaning services. In addition to this, housing maintenance staff makes an every day check of dumpsters and surrounding areas. It appears as though tenants are responsive to the improved appearance and are working hard to keep areas clean.

Item:

How often if at all are any of the following a problem in your development: Noise.

Score 62.0

Action:

In an effort to combat noise problems and reduce criminal activity caused by individuals not residing in Public Housing the Housing Authority successfully petitioned the city to allow the Housing Authority to block through traffic on one of its streets. This measure along with increased patrol of housing neighborhood has effectively reduced calls of noise complaints.

Item:

How often if at all are any of the following a problem in your development: Rodents and Insects.

Score 63.7

Action:

The Housing Authority contracts for extermination services. This service is on a site rotation basis of every three months with mandatory participation of having the unit baited or sprayed. Tenants with an increased problem may request to be added to the spray list bi-weekly. The tenants that have problems with insects are usually those that do not prepare for the treatments or do not keep goods sanitary conditions in their homes. The Housing Authority has been working with outside social service providers to assist tenants in preparing their apartment for treatment and in keeping their apartments clean to prevent insects.

Item:

How often if at all are any of the following a problem in your development: Trash and Litter.

Score 53.3

Action:

The Housing Authority installed new dumpsters surrounds in an effort to prevent trash from blowing out of the containers.

The Housing Authority has also contracted with the local sheltered workshop to remove litter from the developments. This service has made a remarkable improvement in the neighborhood appearance. The Housing Authority has replaced all housing owned dumpsters that had broken lids, rollers etc... The Housing Authority has requested of the city to make the same improvement with city owned dumpsters. The Housing Authority has a maintenance staff person check dumpsters and surrounding area each morning for trash pickup and large item removal.

Communication:

Item:

Do you think management provides you information about: Maintenance and Repair.

Score 64.8

Action:

The Housing Authority notifies tenants of any maintenance and repair work that is known in advance. If/when the city notifies the Housing office that water shut-off for power disruption is imminent, tenants are notified in advance or as soon as possible. This is done by mailing or placing a flier with information of the upcoming work on the tenants door.

Item:

Do you think management provides you information about: The rules of your lease.

Score 71.9

Action:

When new tenants are released the entire lease is read to the tenant and the tenant is allowed a question/answer time to insure that the tenant fully understands the rules of the lease. The Housing Authority posts a copy of the lease in its lobby and staff is available at any time to address tenant questions or concerns.

Item:

Do you think management provides you information about: Meetings and Events.

Score 64.5

Action:

The Housing Authority provides a monthly newsletter to tenants, informing them of upcoming meetings and events. The Housing Authority also sends reminder notices close to the time the meeting or event will be occurring. The Housing Authority posts a flyer with information regarding upcoming meetings or events in the waiting room lobby.

The Housing Authority is discussing changing the current format of its newsletter to add a calendar format with meetings and events printed on that particular date. The newsletter has been improved by changing from black to color ink, to highlight meetings, events, etc....

Item:

Do you think management is: Responsive to your questions and concerns.

Score 66.4

Action:

The Housing Authority is available to address tenant questions and concerns at all times. The Housing Authority often responds to questions and concerns on a case by case basis to insure that tenants know that the Housing Authority feels that their individual question/concern is important. The Housing Authority also provides a wealth of referral services based on a specific need or concern that may be more adequately addressed by another agency. The Housing Authority hosts a monthly resident council meeting where tenants may voice questions and concerns. In addition, tenants may make an appointment to discuss their particular need or concern in a private setting with a staff person.

Item:

Do you think that management is: Courteous and Professional with you.

Score 73.3

Action:

The Housing Authority strives to provide courteous and professional assistance. The Housing Authority continues to look for new opportunities for professional growth and successful ways to better our interaction with tenants. Staff has attended educational programs directly related to interacting with the public and in dealing with sensitive situations.

Item: Do you think management is: Supportive of your resident/tenant organization.

Score 70.1

Action:

The Housing Authority hosts a monthly resident council meeting. A management staff person, a member of the board of commissioners and the Housing Community Police Officer attend these monthly meetings. Tenants are encouraged to participate in these monthly meetings to better allow the Housing Authority to address their questions and concerns. A reminder of time and date of resident council meetings is listed in the monthly newsletter. These meetings are also utilized to establish goals and plan resident events. Staff assists in planning/participating in resident events and to aid the council/tenants in reaching established goals.

Required Attachment H : Conversion Analysis
VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS
REQUIRED INITIAL ASSESSMENT

HOUSING AUTHORITY OF FULTON, MISSOURI

As required by 24 CFR part 972 - Conversion of Public Housing to Tenant Based Assistance, we have:

1. Reviewed each development's operation as public housing;
2. Considered the implications of converting the public housing to tenant based assistance;
3. Concluded that the conversion of the development may be;

Appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or

Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

NECESSARY CONDITIONS FOR VOLUNTARY CONVERSION:

Not to be more expensive than continuing to operate the Development (or proportion of it) as public housing;

Principally benefit the residents of the public housing Development to be converted and the community; and

Not adversely affect the availability of affordable housing in the community

Development Number	Development Name	Development Exempted	Exemption Reason	Conversion Appropriate?
M0014-001	Housing Auth.	No		No
M0014-002	Housing Auth.	No		No
M0014-003	Housing Auth.	No		No

It is the conclusion of the Fulton Housing Authority of the City of Fulton, Missouri that it would not be in the best interest of the community, the current tenants or the authority to convert from the current public housing to a Voucher Program.

CONVERSION OF PUBLIC HOUSING

Conversion of the Fulton Housing Authority, Fulton, Missouri, to Tenant Based Assistance would NOT be appropriate at this time due to not meeting the necessary conditions.

1. It would be more expensive than continuing to operate the development as public housing.
2. It would not principally benefit the residents of the Public Housing Development.
3. It would adversely affect the availability of affordable housing in the community.