

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear:2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDA NCEWITH  
INSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** Housing Authority of the City of Dexter,  
Missouri

**PHANumber:** MO034

**PHAFiscalYearBeginning:** 04/01/2003

**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

**AnnualPHAPlan**  
**FiscalYear2003**  
 [24CFRPart903.7]

**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 filename 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 2003. DHA plans to continue its method of operation as outlined in its original PHA plan. DHA did adopt new flat rents effective 12/01/2002. These rents are based on a Market Value Rent Survey conducted in June 2002. Local preferences were established and will not change, rent policies remain the same, and a new tenant representative was appointed to the Board effective 04/01/2002. The 8-hour per month community service requirement was reinstated effective February 23, 2003. It remains in the ACOP, even though HUD has instructed housing authorities they are not required to implement the policy until written regulations are received. We have had a family development pet policy in effect for several years.

**2. Capital Improvement Needs**

[24CFR 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? \$ 234,270

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 C

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

**3. Demolition and Disposition**

[24CFR Part 903.79(h)]

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

1. Yes No: **X** 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**

[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 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**

[24CFR 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**

[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 (Filename)

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**

24CFR 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 areas follows:

- Change to rent or admissions policies or organization of the waiting list.
- Addition 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 areas follows:

- Change to rent or admissions policies or organization of the waiting list.
- Addition 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
	PHA Plan Certification of Compliance with the PHA Plans and 5 Year and Annual Plans	
YES	Related Regulations	
	State/Local Government Certification of Consistency with the 5 Year and Annual Plans	
N/A	Consolidated Plan (not required for this update)	
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 jurisdiction 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:
YES (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and Admission Policies	Public Housing Admissions and (Continued) Occupancy Policy	Annual Plan: Eligibility, Selection
YES	Any policy governing occupancy of Police Officers in Public Housing [X] check here if included in the public housing	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	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development [X] check here if included in the public housing	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) Maintenance	Annual Plan: Operations and
YES	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and
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 (S	Results of latest Section 8 Management Assessment System EMAP) and Operations	Annual Plan: Mgmt
N/A [ ] check here if included in Section 8 Administrative Plan	Any required policies governing any Section 8 special housing types and Maintenance	Annual Plan: Operations
Public housing grievance procedures YES	[X] check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A [ ] check here if included in Section 8 Administrative Plan	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
The HUD YES Annual Statement (HUD 52837) for any active grant year	-approved Capital Fund/Comprehensive Grant Program Capital Needs	Annual Plan:
YES active CIAP g	Most recent CIAP Budget/Progress Report (HUD 52825) for any grants Capital Needs	Annual Plan:
N/A proposal for development of public housing	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved	Annual Plan: Capital Needs
YES by regulations implementing the American with Disabilities Act. See, PIH 99	Self-evaluation, Needs Assessment and Transition Plan required §504 of the Rehabilitation Act and Capital Needs -52 (HA)	Annual Plan:
YES	Approved or submitted application for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A Public Housing	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of
Approved or submitted	assessments of reasonable revitalization of public housing and approved or submitted conversion plans	Annual Plan: Conversion of
YES	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	Public Housing
N/A programs/plans	Approved or submitted public housing Homeownership	Annual Plan:
N/A Homeownership	Policies governing any Section 8 Homeownership program	Annual Plan:
YES agencies & Self	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service	Annual Plan: Community Service -Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
YES & Self	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service -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 (PHEDEP) semi	The most recent Public Housing Drug Elimination Program -annual performance report and Crime Prevention	Annual Plan: Safety
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 <input checked="" type="checkbox"/> 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
<p>Other supporting documents (optional) (list individually; use as many lines as necessary) (specify as needed)</p>		

**AttachmentB**  
**CapitalFundProgramAnnualStatement**

**AnnualStatement/PerformanceandEvaluat ionReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor**  
**(CFP/CFPRHF)**

**Part1:Summary**

PHAName:

HousingAuthorityoftheCityofDexter,MO

GrantTypeandNumber

CapitalFundProgram: MO36PO34501 -03

OriginalAnnualStatement

PerformanceandEvaluationReportforPeriodEnding:03/31/2003

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost
		Original	Revised	ObligatedExpended
1	Totalnon -CFPFunds			
2	1406Operations			
3	1408ManagementImprovements			
4	1410Administration 1,000			
5	1411Audit			
6	1415LiquidatedDamages			
7	1430FeesandCosts 17,500			
8	1440SiteAcquisition			
9	1450SiteImprovement			
10	1460DwellingStructures		190,000	
11	1465.1DwellingEquipment -Nonexpendable5,800			
12	1470Non -dwellingStructures 6,000			
13	1475Non -dwellingEquipment 13,970			
14	1485Demolition			
15	1490ReplacementReserve			
16	1492MovingtoWorkDemonstration			
17	1495.1RelocationCosts			
18	1499DevelopmentActivities			
19	1501Collaterizationor DebtService			
20	1502Contingency			
21	AmountofAnnualGrant:(sumoflines2 -20)234,270			
22	Amountofline21RelatedtoLBPActivities			
23	Amountofline21RelatedtoSection504Compliance			
24	Amountofline21RelatedtoSecurity			
25	Amountofline21RelatedtoEnergyConservationMeasures			

**AnnualStatement/PerformanceandEvaluationReport  
 CapitalFundProgramandCapitalFundProgramReplacementHousingFactor  
 (CFP/CFPRHF)**

**PartII:SupportingPages**

**PHAName:** HousingAuthorityoftheCityofDexter,MO **GrantTypeandNumber**  
**CapitalFundProgram:MO36P** **O34501-03**

Development Number	General Description Major No.	of Dev. Acct Quantity	Total Estimated Cost	Original	Revised
HA-Wide	Administrative Costs	1410	100%	1,000	
	Architect Fees	1430	100%		<u>17,500</u>
	<b>Subtotal</b>				<b>18,500</b>
MO034-001	Conversion of Efficiencies	14608 units			<u>150,000</u>
	<b>Subtotal</b>				<b>150,000</b>
MO034-002	Replace Exterior Doors	1460100			<u>40,000</u>
	<b>Subtotal</b>		<b>40,000</b>		
HA-Wide	New Stoves/Refrigerators	1465.115			<u>5,800</u>
	<b>Subtotal</b>				<b>5,800</b>
HA-Wide	Bus Shelter	1470	100%	6,000	
	Lawn Mower	14751			<u>6,500</u>
	Office Furniture	1475			<u>7,470</u>
	<b>Subtotal</b>				<b>19,970</b>
<b>GRAND TOTAL</b>					<b>234,270</b>

**AnnualStatement/PerformanceandEvaluationReport  
 CapitalFundProgramandCapitalFundProgramReplacement HousingFactor  
 (CFP/CFPRHF)**

**PartIII:ImplementationSchedule**

**PHAName :** HousingAuthorityoftheCityofDexter,MO **GrantTypeandNumber: FederalFY**  
**CapitalFundProgram:MO36PO34501** **-032003**

Development Name/HA-Wide Activities	Number	AllFund Obligated Original	AllFunds Expended (March31,2003) Revised	(March31,2003) Actual	Original	Revised	Actual
HA-Wide	03/31/04	09/30/04					
MO034-001	03/31/04	09/30/04					

**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.

<b>PHA Name;</b>	<b>Original statement</b>				
Housing Authority of the City of Dexter, MO					
<b>Development</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Number/Name		2004	2005	2006	2007
HA -Wide					
Annual					
Statement					
MO34 -001					
Efficiency Conversions		102,000	-0-	-0-	-0-
Exterior Doors		44,000	-0-	-0-	-0-
Enlarge Back Door Entrance		-0-	-0-	-0-	73,770
Interior Doors		-0-	-0-	12,000	-0-
Site Improvements		10,970	-0-	32,470	-0-
Security Lights		-0-	25,000	-0-	-0-
Replace Roofs/Guttering		-0-115,470		75,000	78,000
Replace Kitchen Cabinets		-0-	-0-	30,000	42,000
		156,970	140,470	149,470	193,770
MO34 -002					
Site Improvements		12,000	12,000	36,000	-0-
Security Lights		18,000	-0-	-0-	-0-
		30,000	12,000	36,000	-0-
Agency Wide					
A/EServices		17,500	-0-	16,000	-0-
Administrative Costs		1,000	2,000	2,000	2,000
Dwelling Equipment		5,800	5,800	5,800	10,000
Non -dwelling Bldg					
Community Room Kitchen		-0-	30,000	-0-	-0-
Enlarge Laundry Room		-0-	25,000	-0-	-0-
Non -dwelling Equip		23,000	19,000	25,000	28,500
<b>TOTALS</b>		234,270	234,270	234,270	234,270

**AttachmentD**  
**ResidentMemberonthePHA GoverningBoard**

1. Yes  No: Does thePHA governingboardincludeatleastonememberwhoisdirectly assistedbythePHAthisyear?(ifno,skipto#2)

A. Nameofresidentmember(s)onthegoverningboard: MarciaHufford

B. Howwasthe residentboardm embersselected:(selectone)?

Elected

Appointed  ByCityMayor

C. Thetermofappointmentis(includehthdatetermexpires): Untilsheresignsormovesoutof HousingAuthority .

2.A. IfthePHA governingboarddoesnothaveatleastonememberwhoisdirectlyassistedbythe PHA,whynot?

ThePHAislocatedinaStatethatrequiresthemembersofagoverningboard tobeariariedandserveonafulltimebasis.

ThePHAhaslessthan300publichousingunits,hasprovidedreasonable noticetotheresidentadvisoryboardoftheopportunitytoserveonthe governingboard,andhasnotbeennotifiedbyanyresidentoftheirinterestto participateintheBoard.

Other(explain):

B. Dateofnexttermexpirationofagoverningboardmember:

04/01/2004

C. Nameandtitleofappointingofficial(s)forgoverningboard(indicateappointingofficialforthe nextposition):

JoeWeber, Mayor

CityofDexter

**AttachmentE**  
**MembershipoftheResidentAdvisoryBoard orBoards**

ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonablylong,list organizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentifyhowmembersare chosen.)DHAaskedforvolunteerstoserveontheResidentAdvisoryBoardinseveralnewsletters, whichweredistributedtoalltenants.

Ms.PatriciaVentura

Ms.DellaWilson

**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 four 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. n

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 FY2003.

**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 income above or below 85% to 115% of the average income 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
- 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.
- c. The community service requirement has been reinstated with the passage of the FY03 budget, which was signed into law by President Bush on 02/20/2003. However, DHA has been instructed to hold off implementing the requirement until HUD HQ staff has developed a notice giving instructions on this requirement. DHA will implement the requirement as soon as notified to do so by HUD staff.

## 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 cats 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 one 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 pets 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 hereinafter described will occupy the premises. No additional or different pets are authorized under this agreement.
9. Residents shall not alter their apartment, patio or other DHA area 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 for 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 residents 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.

**ATTACHMENTK**

**AnnualStatement/PerformanceandEvaluationReport**

**CapitalFundProgramPart1:Summary**

**PHAName:**

HousingAuthorityoftheCityofDexter,MO

**GrantTypeandNumber**

CapitalFundProgram: MO36PO34501-00 2000

**FederalFYofGrant:**

**OriginalAnnualStatement**

**PerformanceandEvaluationReportforPeriodEnding:03/31/03**

**RevisedAnnualStatementNO:**

**XFinalPerformanceandEvaluationReport**

**LineSummarybyDevelopmentAccount**

**TotalEstimatedCost**

**TotalActualCost**

**No.**

**Original Revised Obligated Expended**

Line Summary by Development Account	Total Estimated Cost	Total Actual Cost
1 Total non -CFPFunds		
21406 Operations	-0- 3,195.35 3,195.35 3,195.35	
31408 Management Improvements	-0-	
41410 Administration	20,000 17,514.65 17,514.65 17,514.65	
51411 Audit	-0-	
61415 Liquidated Damages	-0-	
71430 Fees and Costs	14,000 14,000.00 14,000.00 14,000.00	
81440 Site Acquisition	-0-	
91450 Site Improvement	15,000 20,290.00 20,290.00 20,290.00	
101460 Dwelling Structures	186,846 186,846.00 186,846.00 186,846.00	
111465.1 Dwelling Equip. -Nonexpendable	6,000 -0- -0- -0-	
121470 Nondwelling Structures	-0-	
131475 Nondwelling Equipment	-0-	
141485 Demolition	-0-	
151490 Replacement Reserve	-0-	
161492 Moving to Work Demonstration	-0-	
171495.1 Relocation Costs	-0-	
181498 Mod Used for Development	-0-	
191502 Contingency	-0-	
20 Amount of Annual Grant: (lines 2 -19)	241,846 241,846.00 241,846.00 241,846.00	
21 Amount of line 20 related to LBP Activities	-0-	
22 Amount of line 20 related to Section 504	-0-	
23 Amount of line 20 related to Security	-0-	
24 Amount of line 20 related to Energy Conservation Measures		

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

PHAName:	GrantTypeandNumber	FederalFYofGrant
DexterHousingAuthority	CapitalFundProgram#MO36PO34501	2000
DevelopmentGeneralDescriptionofMajorDev. QuantityTotalEstimatedCostTotalActualCostStatus		
NumberWorkCategori	es Acct.	_____ of
Name/HA-Wide No. OriginalRevisedFundsFundsProposed		
Activities Obligated		ExpendedWork
HA-WideA.HousingOperations 14065%		-0-3,195.353,195.353,195.35Complete
Operations by06/02		
<b>Subtotal</b>		<b>3,195.353,195.353,195.35</b>
HA-WideA.ComputerSoftware 141015% 20,00017,514.6517,514.6517,514.65Complete		
Administrative&StaffTraining by06/02		
Cost		
<b>Subtotal 20,00017,514.6517,514.6517,514.65</b>		
HA-WideA.A/EDesign 1430100% 14,00014,000.00		14,000.0014,000.00Complete
Fees&Costs by03/02		
<b>Subtotal 14,00014,000.0014,000.0014,000.00</b>		
MO34 -01A.Replacesidewalk& Parkingpads by06/02	1440 15,00015,000.0015,000.0015,000.00Complete	
B.Merge&Renovate 14608175,789162,397.00162,397.00162,397.00Complete		
EfficiencyUnits by6/02		
C.PorchEnclosures 1460411,05711,057.0011,057.0011,057.00Complete		by6/02
D.Replacegasranges 1465.1206,000 Deleted		
<b>Subtotal 207,84618</b>		<b>8,454.00188,454.00188,454.00</b>
MO34 -02A.Replacesidewalks 1440		-0-5,290.005,290.005,290.00Complete
		by06/02
B.ReplaceInteriordoors 1460240		-0-13,392.0013,392.0013,392.00
<b>Subtotal</b>		<b>-0-18,682.00 18,682.0018,682.00</b>
<b>GrandTotal</b>	<b>241,846241,846.00241,846.00241,846.00</b>	

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

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<b>PHA Name: Grant Type and Number</b>	<b>Federal FY of Grant</b>
Housing Authority of the City of Dexter, MO Capital Fund Program: MO36PO34501	-00 2000

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Development Number All Funds Obligated	All Funds Expended Reasons for
Name/HA -Wide (Quarter Ending Date) (Quarter Ending Date) Revised Date	
Activities	
Original Revised Actual Original Revised Actual	

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HA-Wide 9/30/02 6/30/02 6/30/02 9/30/03 6/30/02 6/30/02

MO34 -01 9/30/02 6/30/02 6/30/02 9/30/03 6/30/02 6/30/02

MO34 -02 9/30/02 6/30/02 6/30/02 9/30/03 6/30/02 6/30/02

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**ATTACHMENT L**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program Part 1: Summary**

**PHAName:** Housing Authority of the City of Dexter, MO      **Grant Type and Number:** Capital Fund Program: MO36PO34501-01      **Federal FY of Grant:** 2001

<b>Original Annual Statement Performance and Evaluation Report for Period Ending: 03/31/03 Line Summary by Development Account No.</b>	<b>Reserve for Disasters/Emergencies Total Estimated Cost</b>	<b>Revised Annual Statement NO: Final Performance and Evaluation Report Total Actual Cost</b>
<b>Original Revised Obligated Expended</b>		
1 Total non -CFP Funds		
21406 Operations	-0-	
31408 Management Improvements	-0-	
41410 Administration 8,000	-0-	-0- -0-
51411 Audit	-0-	
61415 Liquidated Damages	-0-	
71430 Fees and Costs 14,000 7,000 7,000 7,000		
81440 Site Acquisition	-0-	
91450 Site Improvement 3,500	-0-	-0- -0-
101460 Dwelling Structures 199,181 239,681 239,681 239,681		
111465.1 Dwelling Equip. -Nonexpendable 6,000	-0-	-0- -0-
121470 Nondwelling Structures	-0-	
131475 Nondwelling Equipment 16,000	-0-	-0- -0-
141485 Demolition	-0-	
151490 Replacement Reserve	-0-	
161492 Moving to Work Demonstration	-0-	
171495.1 Relocation Costs	-0-	
181498 Mod Used for Development	-0-	
191502 Contingency	-0-	
20 Amount of Annual Grant: (lines 2 -19) 246,681 246,681 246,681 246,681		
21 Amount of line 20 related to LBP Activities	-0-	
22 Amount of line 20 related to Section 504	-0-	
23 Amount of line 20 related to Security	-0-	
24 Amount of line 20 related to Energy Conservation Measures		



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

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<b>PHAName:</b>	<b>Grant Type and Number</b>	<b>Federal FY of Grant</b>
Housing Authority of the City of Dexter, MO	Capital Fund Program: MO36PO34501	-01 2001

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<b>Development Number</b>	<b>All Funds Obligated</b>	<b>All Funds Expended</b>	<b>Reasons for</b>
Name/HA	-Wide (March 31, 2003)	(March 31, 2003)	Revised Date

Activities

<u>Original</u>	<u>Revised</u>	<u>Actual</u>	<u>Original</u>	<u>Revised</u>	<u>Actual</u>
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HA-Wide 09/30/03 02/05/02 09/30/03 12/09/02

MO34 -02 09/30/03 02/05/02 09/30/03

12/09/02

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**ATTACHMENTM**  
**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramPart1:Summary**

PHAName:  
HousingAuthorityoftheCityofDexter,MO

GrantTypeandNumber  
CapitalFundProgram: MO36PO34501 -02

OriginalAnnualStatement RevisedAnnualStatementX  
PerformanceandEvaluationReportforPeriodEnding:03/31/2003

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost
		Original	Revised	ObligatedExpended
1	Totalnon -CFPFunds			
2	1406Operations			
3	1408ManagementImprovements			
4	1410Administration			
5	1411Audit			
6	1415LiquidatedDamages			
7	1430FeesandCosts 18,000			18,00013,872.07
8	1440SiteAcquisition			
9	1450SiteImprovement			
10	1460DwellingStructures 186,875 186,875145,394.75			
11	1465.1DwellingEquipment -Nonexpendable5,000			5,0005,000.00
12	1470Non -dwellingStructures 24,395			24,395 -0-
13	1475N on-dwellingEquipment			
14	1485Demolition			
15	1490ReplacementReserve			
16	1492MovingtoWorkDemonstration			
17	1495.1RelocationCosts			
18	1498ModusedforDevelopment			
19	1499DevelopmentActivities			
20	1502Contingency			
21	AmountofAnnualGrant:(sumoflines2 -20)234,270234,270164,266.82			
22	AmountofLine21relatedtoLBPActivities		-0-	
23	AmountofLine21relatedtoSection504		-0-	
24	AmountofLine21relatedtoSecurity		-0-	
25	AmountofLine21relatedtoEnergy		-0-	
ConservationMeasures				

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

**Part II: Supporting Pages**

PHAName:		Grant Type and Number	
Housing Authority of the City of Dexter, MO		Capital Fund Program: MO36PO34501 -02	
Development Number	General Description of Dev. Major Acct.	Quantity	Status
Name/HA-Wide Work Categories	No. Original	Revised Funds	Funds Proposed
Activities	Obligated	Expended	Work
HA-Wide A. Architect Fees	1430	100%	18,000
<b>Subtotal</b>			<b>18,000</b>
MO034-01 A. Conversion of Efficiencies	14608	units	18
<b>Subtotal</b>			<b>186,875</b>
HA-Wide A. New Stoves/ Refrigerators	1465.1	Completed	5,000
<b>Subtotal</b>			<b>5,000</b>
HA-Wide A. Add Entrance to Office Bldg	1470	100%	24,395
<b>Subtotal</b>			<b>24,395</b>
<b>GRAND TOTAL</b>			<b>234,270</b>
			<b>234,270</b>
			<b>164,266.82</b>

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

PHAName:		Grant Type and Number		Federal FY of Grant:	
Housing Authority of the City of Dexter, MO		Capital Fund Program: MO36PO34501		-02	2002
Development Number	Name/HA -Wide	Activities	All Funds Obligated	All Funds Expended	Reasons for
			(March 31, 2003)	(March 31, 2003)	Revised Date
Original	Revised	Actual	Original	Revised	Actual
HA-Wide			09/30/03	11/30/02	03/31/04
MO034-001			09/30/03	11/30/02	03/31/04
MO034-002			09/30/03	11/30/02	03/31/04