

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

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**Annual Plan for Fiscal Year: 2003  
Small PHA Plan Update**

**NM025V03  
Fort Sumner  
Housing Authority  
Annual Plan  
For  
Fiscal Year 2003**

**PHA Plan  
Agency Identification**

**PHA Name: Village of Fort Sumner Public Housing Authority**

**PHA Number: NM025**

**PHA Fiscal Year Beginning: (07/2003)**

**PHA Plan Contact Information:**

**Name:** Paulene Finney, Executive Director

**Phone:** (505) 355-2986

**Email:** ftsumnerha@plateautel.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  
De Baca Resident Council Community Center

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**PHA Programs Administered:**

- Public Housing and Section 8       Section 8 Only       Public Housing Only

# Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

## i. Table of Contents

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

<b>Contents</b>	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
2	
ii. Annual Plan Information	
1	
iii. Table of Contents	
1	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2	
2. Capital Improvement Needs	
2	
3. Demolition and Disposition	
3	
4. Homeownership: Voucher Homeownership Program	
3	
5. Crime and Safety: PHDEP Plan	
4	
6. Other Information:	
4	
A. Resident Advisory Board Consultation Process	
A-E	
B. Statement of Consistency with Consolidated Plan	
5	
C. Criteria for Substantial Deviations and Significant Amendments	
5	
<b>Attachments</b>	
<input checked="" type="checkbox"/> <b>Attachment A:</b> Supporting Documents Available for Review	
<input checked="" type="checkbox"/> <b>Attachment B:</b> CFP Annual Statement/Performance and Evaluation Report	
<input checked="" type="checkbox"/> <b>Attachment C:</b> CFP Five Year Action Plan	
<input checked="" type="checkbox"/> <b>Attachment D:</b> Resident member on the PHA Governing Board	
<input checked="" type="checkbox"/> <b>Attachment E:</b> Membership of the Resident Advisory Board	



**Attachment F:** RAAS Survey Corrective Action

**Attachment G:** Statement of Progress in meeting the 5 Year Plan Mission and Goals

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Fort Sumner Public Housing Authority will continue to focus on four major areas: Housing Management, CFP Grant Program, Maintenance, and Programs. The Housing Management Staff will concentrate on rent collection, lowering the vacancy rate and maintaining the management standards. The CFP Program will follow the Annual Plan submitted to HUD this year. The maintenance staff will continue to be aggressive with work orders and provide additional assistance to reduce the amount of vacant units. Programs will consist of Resident Council initiatives, FSS Programs and leveraging dollars to expand the effectiveness of these programs to promote Community, Individual Self Sufficiency, Reduce Crime, and create a better environment to live.

### **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.

NONE

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$74,150.00**

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

I. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

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

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

The Capital Fund Program Annual Statement is provided as **Attachment B**

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

## Capability of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capability 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):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

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

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **1. 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 **E**
3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - Yes  No: below or
    - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the 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: (New Mexico)
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: By providing affordable safe and sanitary housing to low and very low income families.

**C. Criteria for Substantial Deviation and Significant Amendments**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- A. Substantial Deviation from the 5-year Plan:**  
Changes in the five year CFP projects that we had planned.
- B. Significant Amendment of Modification to the Annual Plan:**  
Changes to the Rent Determination Policy and changes to ACOP.

# ATTACHMENT A

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<b>N/A</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	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
<b>X</b>	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>N/A</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	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
<b>N/A</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<b>X</b>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
<b>X</b>	Required Initial Assessment	

# ATTACHMENT B

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>  <b>Fort Sumner Public Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>NM02P025909-99</b> Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>1999</b>
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Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report: 12/31/2002

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	1408 Management Improvements	<b>\$10,000</b>		<b>\$10,000</b>	<b>\$10,000</b>
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	<b>\$5,000</b>		<b>\$5,000</b>	<b>\$5,000</b>
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>\$7,000</b>		<b>\$7,000</b>	<b>\$7,000</b>
10	1460 Dwelling Structures	<b>\$40,123</b>		<b>\$40,123</b>	<b>\$40,123</b>
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$5,000</b>		<b>\$5,000</b>	<b>\$5,000</b>
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	<b>\$5,000</b>		<b>\$5,000</b>	<b>\$5,000</b>
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)	<b>\$72,123</b>		<b>\$72,123</b>	<b>12/31/2002</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Fort Sumner Public Housing Authority		Capital Fund Program #: NM02P025909-99 Capital Fund Program Replacement Housing Factor #:			1999			
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	
NM025	Training for Three Staff Members	1408		\$5,000		\$5,000	\$5,000	Completed
	Management Improvements	1408		\$5,000		\$5,000	\$5,000	Completed
	Architectural Fees	1430		\$5,000		\$5,000	\$5,000	Completed
	Site Improvements	1450		\$7,000		\$7,000	\$7,000	Completed
	Dwelling Structures Re-pitch/Re-roof	1460		\$40,123		\$40,123	\$40,123	Completed
	Dwelling Equipment Stoves, Refrigerators, Swamp Coolers, Water Heaters.	1465.1		\$5,000		\$5,000	\$5,000	Completed
	Non-dwelling Equipment Chain Saw Lawnmowers, Snake for sewer line, Router.	1475		\$5,000		\$5,000	\$5,000	Completed



## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>  Fort Sumner Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: NM02P025501-00 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2000
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Original Annual Statement                     
 Reserve for Disasters/ Emergencies                     
 Revised Annual Statement (revision no:1)  
 Performance and Evaluation Report for Period Ending: December 31, 2002   
 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	\$5,000		\$5,000	\$5,000.00
3	1408 Management Improvements	\$5,000		\$5,000	\$4,190.00
4	1410 Administration	\$11,000		\$11,000	\$7,433.02
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$11,000		\$11,000	\$11,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000		\$10,000	\$8,258.48
10	1460 Dwelling Structures	\$52,040		\$52,040	\$52,040.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000		\$5,000	\$5,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$2,000		\$2,000	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)	\$101,040		\$101,040	\$92,921.50
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	\$3,000		\$3,000	
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**

<b>PHA Name:</b> Fort Sumner Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NM02P025501-00 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 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	
NM025	Operations Tenant Services RC	1406		\$5,000		\$5,000	\$5,000.00	Completed
NM025	Training	1408		\$5,000		\$5,000	\$4,190.00	In Process
NM025	Admin Costs	1410		\$11,000		\$11,000	\$7,433.02	In Process
NM025	Fees and Costs	1430		\$11,000		\$11,000	\$11,000.00	Completed
NM025	Sidewalks, Drainage, Tree Roots	1450		\$10,000		\$10,000	\$8,258.48	In Process
NM025	Dwelling Structures Roofs,	1460		\$52,040		\$52,040	\$52,040.00	Completed
NM025	Stoves Refrigerators,	1465.1		\$5,000		\$5,000	\$5,000.00	Completed
NM025	Non-Dwelling Equipment	1475		\$2,000		\$2,000	0	Started



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:  
Summary**

<b>PHA Name:</b>  Fort Sumner Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: NM02P025501-01 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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Original Annual Statement                     
 Reserve for Disasters/ Emergencies                     
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: December 31, 2002                     
 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	\$10,000		\$10,000	0
3	1408 Management Improvements	\$10,000		\$5,000	0
4	1410 Administration	\$1,000		-0-	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$5,000		\$2,000	1153.23
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,500		\$2,500	-0-
10	1460 Dwelling Structures	\$67,062		\$67,062	\$67,062
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000		\$5,000	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$2,500		\$2,500	-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)	\$103,062		\$86,062	\$68,213
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**

<b>PHA Name:</b> Fort Sumner Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NM02P025501-01 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  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: December 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				
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:		Grant Type and Number			Federal FY of Grant:			
Fort Sumner Public Housing Authority		Capital Fund Program #: NM02P025501-01 Capital Fund Program Replacement Housing Factor #:			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	
NM025	Operations Tenant Services	1406		\$10,000		\$2,000	-0-	Started
NM025	Management Improvements	1408		\$10,000		\$5,000	-0-	Started
NM025	Admin Costs	1410		\$1,000		-0-	-0-	Started
NM025	Fees and Costs	1430		\$5,000		\$2,000	\$1,151	In Process
NM025	Site Improvements	1450		\$2,500		\$2,500	-0-	Started
NM025	Dwelling Structures Re-roofing	1460		\$67,062		\$67,062	\$67,062	Completed
NM025	Dwelling Equipment	1465.1		\$5,000		\$5,000	-0-	Started
NM025	Non-dwelling Equipment	1475		\$2,500		\$2,500	-0-	Started



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>  Fort Sumner Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: NM02P025501-02 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2002
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Original Annual Statement                     
  Reserve for Disasters/ Emergencies                     
  Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending: December 31, 2002                     
  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	\$10,000			
3	1408 Management Improvements	\$6,000			
4	1410 Administration	\$1,500			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,500			
10	1460 Dwelling Structures	\$63,508.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$2,000			
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)	\$95,508			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

<b>PHA Name:</b>  <b>Fort Sumner Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program #: <b>NM02P025501-02</b> Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b>  <b>2002</b>			
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	
<b>NM025</b>	<b>Operations Tenant Services</b>	<b>1406</b>		<b>\$10,000</b>				<b>Started</b>
	<b>Management Improvements</b>	<b>1408</b>		<b>\$6,000</b>				<b>Started</b>
	<b>Admin Costs</b>	<b>1410</b>		<b>\$1,500</b>				<b>Started</b>
	<b>Fees and Costs</b>	<b>1430</b>		<b>\$8,000</b>				<b>Started</b>
	<b>Site Improvements/erosion control</b>	<b>1450</b>		<b>\$2,500</b>				<b>Started</b>
	<b>Dwelling Structures Re-roofing</b>	<b>1460</b>		<b>\$63,508</b>				<b>Started</b>
	<b>Dwelling Equipment stoves</b>	<b>1465.1</b>		<b>\$2,000</b>				<b>Started</b>
	<b>Non Dwelling Equipment</b>	<b>1475</b>		<b>\$2,000</b>				<b>Started</b>



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>  Fort Sumner Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NM02P025510-03 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2003	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>			<input type="checkbox"/> <b>Revised Annual Statement (revision no:)</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>					<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$5,000				
3	1408 Management Improvements	\$500				
4	1410 Administration	\$500				
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	\$5,000				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$63,150				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	\$74,150				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					





# ATTACHMENT C

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Fort Sumner Housing Authority						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:1
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007	
	Annual Statement					
Operations		\$5,000.	\$5,000	\$5,000	\$5,000	
Management Improvements		\$500	\$500	\$500	\$500	
Administration		\$500	\$500	\$500	\$500	
Fees and Costs		\$5,000	\$5,000	\$5,000	\$5,000	
Dwelling Structures		\$63,150	\$63,150	\$63,150	\$63,150	
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						





# 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?

A. Name of resident member(s) on the governing board: Leona Wood

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): four Years from 2001 to 2005

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: 2005

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

# **ATTACHMENT E**

## Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

NAME	ORGANIZATION
Leona Wood	President De Baca Resident Council
Mary Bjorklund	Resident
Sue Baca	Resident
Paul Gauna	Vice-president De Baca Resident Council
Jody Lucero	Resident
Jeri Perkins	Resident
Lucille Chavez	Resident
Anna Baltazar	Resident
Elaine Abeyta	FSS Coordinator

### SEE ATTACHED COMMENTS

The Resident Advisory Board liked the plan currently in place and did not want to make any changes. Once projects are complete move on to other priorities.

# **ATTACHMENT F**

## **RAAS Corrective Action**

- 1. The Resident Addresses were checked and certified.**
- 2. The meeting for the Residents to let them know that HUD was sending out a survey was held, and questions were answered concerning the survey.**
- 3. More people sent in their surveys this year and the only area we were lacking in was communication, so we are now sending out Monthly News letters to let the Residents know what is going on for the month in all aspects of the Housing Authority.**

# ATTACHMENT G

## **Statement of Progress in meeting the 5 Year Plan Mission and Goals**

**The Fort Sumner Housing Authority is moving along very well in getting new roofs on the apartments. We are half finished with the roofs and then will begin on putting in the windows and doors to make the apartments more secure along with better insulation for heating and cooling. The grounds have been repaired from the erosion and we are working on ways to keep the ground from washing away again, like grass and some landscaping that will not be too costly to maintain.**