

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 INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: RyanHousingAuthority

PHANumber: OK085

PHAFiscalYearBeginning:(mm/yyyy) 10/03

PHA Plan Contact Information:

Name: NancyRoark

Phone: (580)757-2390

TDD: N/A

Email(ifavailable): rhaok085@wavelinx.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
FiscalYear20 03
[24CFRPar t903.7]

i.TableofContents

ProvideatableofcontentsforthePlan ,includingattachments,andalistofsupportingdocumentsavailablefor publicinspection . ForAttachments,indicatewhichattachmentsareprovidedbyselectingallthatapply.Providethe attachment'sname(A,B,etc.)inthespacetotheleftofthenameoftheattachment.Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPPlansfile,providethefilenameinparenthesisinthespacetothe right ofthetitle.

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ii.ExecutiveSummary

[24CFRPart903.79(r)]
AtPHAAoption,provideabriefoverviewoftheinformationintheAnnualPlan

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 Ryan Housing Authority has implemented the Flat Rent Policy, giving residents and approved applicants the option of Income Based Rent or Flat Rent.

Ryan Housing Authority has increased the utility allowances for all apartmentseffective 10/01/03.

The Ryan Housing Authority has made advantageous changes to the Five Year Plan by assessing the needs of the residents and the Housing Authority. RHA advertised a Public Hearing and notified the Resident Advisory Board and the RHA Board of Commissioners approved the necessary changes.

2. Capital Improvement Needs

[24CFR Part 903.79(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? \$100,649

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 -Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR 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))intheplanFiscalYear?(If“No”,skiptonextcomponent;if
 “yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

Demolition/DispositionActivityDescription (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Relocationresources(selectallthatapply) <input type="checkbox"/> Section8for units <input type="checkbox"/> Publichousingfor units <input type="checkbox"/> Preferenceforadmissiontootherpublichousingorsection8 <input type="checkbox"/> Otherhousingfor units(describewhatbelow)	
8.Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Actualorprojectedstartdateofrelocationactivities: c. Projectedenddateofactivity:	

4.VoucherHomeownershipProgram

[24CFRPart903.79(k)]

A. Yes No: DoesthePHAplantoadministeraSection8Homeownershipprogram pursuanttoSection8(y)oftheU.S.H.A.of1937,asimplementedby24 CFRpart982?(If“No”,skiptonextcomponent;if“yes”,describethe programusingthetablebelow(copyand completequestionsforeach programidentified.)

B.CapacityofthePHAtoAdministeraSection8HomeownershipProgram

ThePHAhasdemonstrateditscapacitytoadministertheprogramby(selectallthatapply):

- 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.SafetyandCrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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.OtherInformation

[24CFRPart903.79(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)

- 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: **Oklahoma Housing Finance Agency, State of Oklahoma Department of Commerce**

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)

Certification of Consistency with the Consolidated Plan was received from the Oklahoma Department of Commerce on 06/25/2003.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5 -year Plan: The Ryan Housing Authority defines Substantial Deviation as any deviation that involves the addition of work components not originally listed within the 5 -year plan that will involve the usage/commitment of funds in excess of 25% of the total funding budgeted for the current fiscal year plan.

B. Significant Amendment or Modification to the Annual Plan: The Ryan Housing Authority defines Significant Amendment or Modification as adding or replacing non -emergency work items, not included in the 5 -year plan, that involve the use/commitment of 25% or more of the annual funding; and/or creating or revising programs of the Housing Authority, including acquisitions and demolition.

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
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	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
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> Check here if included in public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	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, PIH99 -52(HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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
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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA 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 criminal 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
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program: OK56P08550103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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	10,064.90			
3	1408 Management Improvements				
4	1410 Administration	9,400.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,143.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	22,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	45,989.18			
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	8,051.92			
20	Amount of Annual Grant: (sum of lines 2 - 19)	100,649.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: Ryan Housing Authority		Grant Type and Number Capital Fund Program#: OK56P08550103 Capital Fund Program Replacement Housing Factor or#:			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	
<i>PHAWide</i>	<i>Operations</i>	<i>1406</i>		<i>10,064.90</i>				
“	<i>A&E</i>	<i>1430</i>		<i>5,143.00</i>				
“	<i>Administration</i>	<i>1410</i>		<i>1,000.00</i>				
“	<i>Advertising</i>	<i>1410</i>		<i>400.00</i>				
“	<i>Contingency</i>	<i>1502</i>		<i>8,051.92</i>				
“	<i>Travel & Training</i>	<i>1410</i>		<i>8,000.00</i>				
<i>OK085-1</i>	<i>Interior Doors</i>	<i>1460</i>	<i>219</i>	<i>9,000.00</i>				
“								
<i>OK085-2</i>	<i>Interior Doors</i>	<i>1460</i>	<i>260</i>	<i>13,000.00</i>				
“	<i>Safe Room</i>	<i>1470</i>	<i>15'x30'</i>	<i>45,989.18</i>				
TOTAL				100,649.00				

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

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program: OK085P08550102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/2003
 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	750.00	10,064.90		
3	1408 Management Improvements				
4	1410 Administration	1,400.00	9,400.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,143.00	5,143.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	23,356.00	62,989.18		
10	1460 Dwelling Structures	45,000.00	-0-		
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	25,000.00	-0-		
13	1475 Nondwelling Equipment	-0-	5,000.00		
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	-0-	8,051.92		
20	Amount of Annual Grant: (sum of lines 2 -19)	100,649.00	100,649.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: Ryan Housing Authority		Grant Type and Number Capital Fund Program#: OK56P08550102 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	
<i>PHAWide</i>	<i>Operations</i>	<i>1406</i>		<i>750.00</i>	<i>10,064.90</i>			
“	<i>Contingency</i>	<i>1502</i>		<i>-0-</i>	<i>8,051.92</i>			
“	<i>A&E</i>	<i>1430</i>		<i>5,143.00</i>	<i>5,143.00</i>			
“	<i>Advertising</i>	<i>1410</i>		<i>400.00</i>	<i>400.00</i>			
“	<i>Administration</i>	<i>1410</i>		<i>1,000.00</i>	<i>1,000.00</i>			
“	<i>Travel & Staff Training</i>	<i>1410</i>		<i>-0-</i>	<i>8,000.00</i>			
“	<i>Computer & Office Upgrade</i>	<i>1475</i>		<i>-0-</i>	<i>5,000.00</i>			
<i>OK085-1</i>	<i>Playground Fence, Bench, etc.</i>	<i>1450</i>	<i>1512 Sq. Ft.</i>	<i>-0-</i>	<i>8,100.00</i>			
“	<i>Playground Fence, Bench, etc.</i>	<i>1470</i>	<i>1512 Sq. Ft.</i>	<i>25,000.00</i>	<i>-0-</i>			
“	<i>Security Screens</i>	<i>1460</i>	<i>180</i>	<i>20,000.00</i>	<i>-0-</i>			
<i>OK085-2</i>	<i>Speed Bumps, Signage, etc.</i>	<i>1450</i>	<i>1000 Sq. Ft.</i>	<i>3,500.00</i>	<i>3,500.00</i>			
“	<i>Extend Sidewalk & Repair Existing</i>	<i>1450</i>	<i>3286 Sq. Ft.</i>	<i>11,500.00</i>	<i>11,500.00</i>			
“	<i>Playground Equipment & Surfacing</i>	<i>1450</i>		<i>-0-</i>	<i>24,889.18</i>			
“	<i>Back Doors & Door Jams</i>	<i>1460</i>	<i>24</i>	<i>25,000.00</i>	<i>-0-</i>			
“	<i>Landscaping</i>	<i>1450</i>		<i>8356.00</i>				
“	<i>Finishing of Basketball Court, goals and dirt work</i>	<i>1450</i>		<i>-0-</i>	<i>15,000.00</i>			
TOTAL				100,649.00	100,649.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program#: OK56P08550102 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA/Wide	07/30/04			07/30/05			
OK085-1	07/30/04			07/30/05			
OK085-2	07/30/04			07/30/05			

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

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program: OK56P08550101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/2003
 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	1408 Management Improvements				
4	1410 Administration	1,400.00	1,400.00	500.00	500.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,143.00	6,343.00	1,125.00	1,125.00
8	1440 Site Acquisition				
9	1450 Site Improvement	7,500.00	26,369.20		
10	1460 Dwelling Structures	77,485.00	67,635.80	28,879.57	28,879.57
11	1465.1 Dwelling Equipment — Nonexpendable	-0-	6,380.00	6,380.00	6,380.00
12	1470 Nondwelling Structures	15,400.00	-0-		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,200.00	-0-		
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	108,128.00	108,128.00	36,884.57	36,884.57
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

PHAName: Ryan Housing Authority		Grant Type and Number Capital Fund Program#: OK56P08550101 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	
<i>OK085-1</i>	<i>Sewer</i>	<i>1450</i>	<i>46</i>	<i>7,500.00</i>	<i>-0-</i>			
“	<i>Windows</i>	<i>1460</i>	<i>168</i>	<i>69,985.00</i>	<i>-0-</i>			
“	<i>Plumbing/Washer Boxes</i>	<i>1460</i>	<i>10</i>	<i>7,500.00</i>	<i>-0-</i>			
“	<i>Playground Equipment</i>	<i>1450</i>		<i>7,400.00</i>	<i>14,300.00</i>			
“	<i>Sewer Work/#27&28</i>	<i>1450</i>	<i>2/4" lines</i>	<i>-0-</i>	<i>511.00</i>			
“	<i>Sewer Work/#8</i>	<i>1450</i>	<i>1 line</i>	<i>-0-</i>	<i>565.00</i>			
“	<i>Sewer Work/#9 thru #13</i>	<i>1450</i>	<i>10' line</i>	<i>-0-</i>	<i>442.00</i>			
“	<i>Excavate Trench</i>	<i>1450</i>	<i>4'x6'</i>	<i>-0-</i>	<i>381.60</i>			
“	<i>Ranges & Refrigerators</i>	<i>1465.1</i>	<i>11 each</i>	<i>-0-</i>	<i>6,380.00</i>	<i>6,380.00</i>	<i>6,380.00</i>	
<i>OK085-2</i>	<i>Excavate Trench</i>	<i>1450</i>	<i>4'x6'</i>	<i>-0-</i>	<i>169.60</i>			
“	<i>Kitchen Counter Tops/sinks/Cabinets refinished & plumbing</i>	<i>1495.1</i>	<i>24</i>	<i>-0-</i>	<i>23,505.82</i>			
“	<i>Bathroom Vanity Tops/sinks/Cabinets refinished & plumbing</i>	<i>1460</i>	<i>24</i>	<i>-0-</i>	<i>14,366.91</i>			
“	<i>Retile Shower/#11A</i>		<i>1</i>	<i>-0-</i>	<i>390.00</i>			
“	<i>Basketball Court</i>	<i>1450</i>	<i>84'x50'</i>	<i>-0-</i>	<i>10,000.00</i>			
“	<i>Steel Doors & Door Jams</i>	<i>1460</i>	<i>47</i>	<i>-0-</i>	<i>28,879.57</i>	<i>28,879.57</i>	<i>28,879.57</i>	
PHAWide	Computer & Office Upgrade	<i>1475</i>		<i>8,000.00</i>	<i>-0-</i>			
“	Administration	<i>1410</i>		<i>1,000.00</i>	<i>1,000.00</i>	<i>500.00</i>	<i>500.00</i>	
“	A&E	<i>1430</i>		<i>5,143.00</i>	<i>6,343.00</i>	<i>1,125.00</i>	<i>1,125.00</i>	
“	Advertising	<i>1410</i>		<i>400.00</i>	<i>400.00</i>			
“	Relocation	<i>1495.1</i>		<i>1,200.00</i>	<i>-0-</i>			
“	Kitchen Sink	<i>1460</i>	<i>1/Com.Rm.</i>	<i>-0-</i>	<i>493.50</i>			
	TOTAL			<i>108,128.00</i>	<i>108,128.00</i>	<i>36,884.57</i>	<i>36,884.57</i>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program#: OK56P08550101 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant : 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA/Wide	09/30/03			09/30/04			
OK085-1	09/30/03			09/30/04			
OK085-2	09/30/03			09/30/04			

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

PHAName: Ryan Housing Authority	Grant Type and Number Capital Fund Program: OK56P08550100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 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: 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	1408 Management Improvements				
4	1410 Administration	1,485.00	881.31	881.31	881.31
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,300.00	3,375.00	3,375.00	3,375.00
8	1440 Site Acquisition				
9	1450 Site Improvement	17,000.00	32,224.00	32,224.00	32,224.00
10	1460 Dwelling Structures	58,000.00	58,761.43	58,761.43	58,761.43
11	1465.1 Dwelling Equipment — Nonexpendable	25,000.00	10,743.26	10,743.26	10,743.26
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	1,200.00	-0-	-0-	-0-
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	105,985.00	105,985.00	105,985.00	105,985.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: Ryan Housing Authority		Grant Type and Number Capital Fund Program#: OK56P08550100 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	
<i>HA/Wide</i>	<i>Administration</i>	<i>1410</i>		<i>500.00</i>		<i>500.00</i>	<i>500.00</i>	Complete
“	<i>Advertising</i>	<i>1410</i>		<i>381.31</i>		<i>381.31</i>	<i>381.31</i>	“
“	<i>A&E</i>	<i>1430</i>		<i>3,375.00</i>		<i>3,375.00</i>	<i>3,375.00</i>	“
<i>OK085-1</i>	<i>Kitchen Cab. & Ctr. Tops</i>	<i>1460</i>	<i>27</i>	<i>55,391.00</i>		<i>55,391.00</i>	<i>55,391.00</i>	“
“	<i>Ref. & Ranges</i>	<i>1465.1</i>	<i>16</i>	<i>9,171.60</i>		<i>9,171.60</i>	<i>9,171.60</i>	“
“	<i>Vent Hoods</i>	<i>1465.1</i>	<i>27</i>	<i>1,571.66</i>		<i>1,571.66</i>	<i>1,571.66</i>	“
“	<i>Repair, Replace Parking & Pave Alley</i>	<i>1450</i>	<i>3622 Sq. Ft.</i>	<i>29,555.52</i>		<i>29,555.52</i>	<i>29,555.52</i>	“
<i>OK085-2</i>	<i>Steel Doors & Door Jams</i>	<i>1460</i>	<i>5.5</i>	<i>3,370.43</i>		<i>3,370.43</i>	<i>3,370.43</i>	“
TOTAL				105,985.00		105,985.00	105,985.00	

CapitalFundProgramFive -YearActionPlan

AttachmentC

PartI:Summary

PHANName		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:200 5	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementfor Year5 FFYGrant:2007 PHAFY:2007
PHAWide	Annual Statement	33,159.82	30,664.00	31,016.82	40,021.82
OK085-1		60,489.18	69,985.00	35,950.00	50,000.00
OK085-2		7,000.00	-0-	33,682.18	10,627.18
TotalCFPFunds (Est.)					
TotalReplacement HousingFactorFunds					
TOTAL		100,649.00	100,649.00	100,649.00	100,649.00

CapitalFundProgramFive -YearAction Plan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2004			ActivitiesforYear:3 FFYGrant:2005 PHAFY:2005		
SEE ANNUAL STATEMENT	DevelopmentName& Number	MajorWorkActivities	EstimatedCost	DevelopmentName& Number	MajorWorkActivities	EstimatedCost
	<i>PHAWide</i>	<i>Operations</i>	<i>10,064.90</i>	<i>PHAWide</i>	<i>Operations</i>	<i>10,712.08</i>
		<i>Contingency</i>	<i>8,051.92</i>		<i>Contingency</i>	<i>8,051.92</i>
		<i>A&E</i>	<i>5,643.00</i>		<i>Administration</i>	<i>1,500.00</i>
		<i>Administration</i>	<i>1,000.00</i>		<i>Training&Travel</i>	<i>5,000.00</i>
		<i>Travel&Training</i>	<i>8,000.00</i>		<i>Advertising</i>	<i>400.00</i>
	<i>OK085-1</i>	<i>Windows</i>	<i>48,689.18</i>		<i>A&E</i>	<i>5,000.00</i>
		<i>Locks&Hardware</i>	<i>5,000.00</i>			
		<i>GFI's</i>	<i>1,800.00</i>	<i>OK085-1</i>	<i>SecurityScreens</i>	<i>69,985.00</i>
		<i>Dumpsters&Metal Enclosures</i>	<i>5,000.00</i>			
	<i>OK085-2</i>	<i>DumpsterswithMetal Enclosures</i>	<i>7,000.00</i>			
TOTAL			<i>100,649.00</i>			<i>100,649.00</i>

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year 4 FFY Grant: 2006 PHAFY: 2006			Activities for Year 5 FFY Grant: 2007 PHAFY: 2007		
SEE ANNUAL STATEMENT	Development Name & Number	Major Work Activities	Estimated Cost	Development Name & Number	Major Work Activities	Estimated Cost
	<i>PHAWide</i>	<i>Operations</i>	<i>10,064.90</i>	<i>PHAWide</i>	<i>Operations</i>	<i>10,069.90</i>
		<i>Contingency</i>	<i>8,051.92</i>	“	<i>Contingency</i>	<i>8,051.92</i>
		<i>A&E</i>	<i>5,000.00</i>	“	<i>Administration</i>	<i>1,000.00</i>
		<i>Administration</i>	<i>1,500.00</i>	“	<i>A&E</i>	<i>5,500.00</i>
		<i>Advertising</i>	<i>400.00</i>	“	<i>Advertising</i>	<i>400.00</i>
		<i>Travel & Training</i>	<i>6,750.00</i>	“	<i>Travel & Training</i>	<i>8,000.00</i>
	<i>OK085-1</i>	<i>Remove/Replace Siding</i>	<i>11,200.00</i>	“	<i>Security/Vapor Lights</i>	<i>5,000.00</i>
		<i>Repair Siding</i>	<i>4,000.00</i>	“	<i>Relocation</i>	<i>2,000.00</i>
		<i>Electrical</i>	<i>5,000.00</i>			
		<i>Plumbing</i>	<i>3,000.00</i>	<i>OK085-1</i>	<i>Replace Tile Flooring</i>	<i>45,000.00</i>
		<i>Landscaping</i>	<i>2,000.00</i>	“	<i>Electrical</i>	<i>5,000.00</i>
	<i>OK085-2</i>	<i>Security Screens</i>	<i>31,251.00</i>	<i>OK085-2</i>	<i>Electrical</i>	<i>5,627.18</i>
		<i>Security/Vapor Lights</i>	<i>7,431.18</i>	“	<i>Plumbing</i>	<i>5,000.00</i>
		<i>Landscaping</i>	<i>5,000.00</i>			
	TOTAL		100,649.00			100,649.00

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. This summary must not be more than five (5) sentences long.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the

balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY1995						
FY1996						
FY1997						
FY1998						
FY1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP -funded activities. This summary should not exceed 5 -10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY ____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TAMatch	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	

TOTAL PHDEP FUNDING	
----------------------------	--

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9115 -Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9116 -Gun Buyback TAMatch	Total PHDEP Funding: \$
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Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9120 -SecurityPersonnel					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9130 -EmploymentofInvestigators					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9170 -DrugIntervention					Total PHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatment					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9190 - OtherProgramCosts					TotalPHDEPFunds:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

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: **Machelle Renee Lane**

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): November 1, 2003

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: November 1, 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Ed Pewitt, Mayor of the Town of Ryan

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

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

Machelle Renee Lane

Deborah Swindler

Anna Ritter

Leola Gardner