

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

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

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Fulton Missouri

**PHA Number:** MO014

**PHA Fiscal Year Beginning:** 04/2002

### PHA Plan Contact Information:

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TDD:

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### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

### PHA Programs Administered:

Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan  
Fiscal Year 2002**  
[24 CFR Part 903.7]

**i. Table of Contents**

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

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<input type="checkbox"/>	Other (List below, providing each attachment name)	

**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

**1. Summary of Policy or Program Changes for the Upcoming Year**

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 350,000

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

D. Capital Fund Program Grant Submissions

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

The Capital Fund Program 5-Year Action Plan is provided as Attachment 1

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

The Capital Fund Program Annual Statement is provided as Attachment 2

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

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

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner 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? \$ \_42,000
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. Yes X No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment
3. In what manner did the PHA address those comments? (Select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - Yes  No: below or
    - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
  - Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Missouri
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)



3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

**A. Substantial Deviation from the 5-year Plan:**

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

**A. Significant Amendment or Modification to the Annual Plan:**

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

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	<p>PHDEP-related documentation:</p> <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
XX	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input type="checkbox"/> check here if included in the public housing A &amp; O Policy</p>	Pet Policy-Attached
XX	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)

**Attachment B**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: Housing Authority of the City of Fulton Missouri</b>		<b>Grant Type and Number</b> Capital Fund Program: MO36PO14501-00 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2000</b>
<input 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 checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 03/31/2002</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	3,980	3,980	3,980	3,980
3	1408 Management Improvements	5,000	5,000	5,000	5000
4	1410 Administration	25,000	25,000	25,000	25000
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	30,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000	0		
10	1460 Dwelling Structures	100,000	0		
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	10,000	10,000	10000
12	1470 Non-dwelling Structures	15,000	304,406	304,406	304406.00
13	1475 Non-dwelling Equipment	30,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name: Housing Authority of the City of Fulton Missouri</b>		<b>Grant Type and Number</b> Capital Fund Program: MO36PO14501-00 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2000</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report						
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	328,980.00	348,386	348,386.00	348,386.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					



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

PHA Name: Housing Authority of the City of Fulton Missouri		Grant Type and Number Capital Fund Program #: MO36P014501-00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Ha Wide	Upgrade software	1408	Upgrade op System and security on 13 computers	5,000	5,000	5,000	5,000	Completed
Ha Wide	Advertising, Executive Director Salary	1410	18 Months	25,000	25,000	25,000	25,000	Completed
Ha Wide	Design, Construction Admin. Program Management	1430	12 Months	30,000	0	0	0	Removed
Ha Wide	Gutter replacement/repair Siding replacement/repair, Exterior Plumbing fixtures, roof replacement	1460	2000ft Gutter 50sq siding 25 outdoor plumbing fixtures (Hose Bibs) Roof 9 buildings	100,000	0	0	0	Moved forward to next CFP
Ha Wide	Landscaping, Security lighting	1450	50 buildings	100,000	0	0	0	Moved forward to next CFP
Ha Wide	Range/Refrigerator Replacement	1465.1	50	20,000	20,000	20,000	20,000	Completed

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program #: MO36P014501-00 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2000</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	
Ha Wide	Community Center Flooring & Painting New HVAC for one are of building Maintenance shop repairs	1470	Additional roof replacement HVAC	15,000	304,406	304,406	304,406	Completed
Ha Wide	Replace Two Trucks, Service Bodies	1475	2 trucks	30,000	0	0	0	Moved Forward to nest CFP

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Fulton Housing Authority		Grant Type and Number Capital Fund Program #: MO36P014501-00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Ha Wide	3/2002		3/2002	12/2002		3/2002	

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name: Housing Authority of The City of Fulton Missouri</b>		<b>Grant Type and Number</b> Capital Fund Program: MO36PO14501-01 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	50,000	50,000	50,000	50,000	
3	1408 Management Improvements	5,000	15,000	14,456.93	14,456.93	
4	1410 Administration	25,000	0	0	0	
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	25,000	15,000	15,000	13,417.75	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	200,000	166,328	160,000	73,513.65	
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	25,000	21,457	21,547	
12	1470 Non-dwelling Structures	0	64,000	64,000	62,961	
13	1475 Non-dwelling Equipment	25,000	20,000	20000	9500	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	350,000	355,328	344,913.93	245,396.33	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Housing Authority of The City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program: MO36PO14501-01 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: 3/31/02 <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					

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of The City of Fulton Missouri			<b>Grant Type and Number</b> Capital Fund Program #: MO36PO14501-01 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 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	
HA WIDE	Operations	1406		50,000		50,000	50,000	Complete
HA WIDE	Computers/Software/PhotoCopy machine	1408	4 computers	5,000	15,000	5,000	14456.93	Complete
HA WIDE	Architectural/Engineering/Consulting	1430	18 Months	20,000	15,000	15,000	13,417.75	Near Completion
HA WIDE	Deputy Director	1410	12 Months	25,000	0	0		Funded from other source
HA WIDE	Roof Repair/Replacement	1460	12 buildings	50,000	166,328	160,000	73,513.65	under construction
	Flooring		40 apartments	50,000	0			Moved forward
	Ceiling Repair		25 units	50,000	0			Repaired under operating fund
	Bathroom Renovation		25 units	50,000	0			Moved forward

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of The City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program #: MO36PO14501-01 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 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	
HA WIDE	HVAC Repair	1465.1	20 units	20,000	0			
	Water Heaters & Installation		50 units	17,200	5000	5000	5000	
	Refrigerators		20 units	7500	15000	15000	11,457	
	Ranges		20 units	5300	5000	5000	5000	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program #: MO36PO14501-01 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant: 2001</b>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	12/31/02			06/30/04			Meet HUD Requirements

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program #: MO36PO14501-01 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
							Meet HUD Requirements



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: Housing Authority of the City of Fulton Missouri</b>		<b>Grant Type and Number</b> Capital Fund Program: MO36P014501-02 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002	
<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>			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	50,000			
3	1408 Management Improvements	5,000			
4	1410 Administration	30,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000			
10	1460 Dwelling Structures	140,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	350,000			
21	Amount of line 20 Related to LBP Activities				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Fulton Missouri		<b>Grant Type and Number</b> Capital Fund Program: MO36P014501-02 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <span style="margin-left: 150px;"><input type="checkbox"/> Reserve for Disasters/ Emergencies</span> <span style="margin-left: 20px;"><input type="checkbox"/> Revised Annual Statement (revision no:    )</span>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <span style="margin-left: 150px;"><input type="checkbox"/> Final Performance and Evaluation Report</span>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	25,000			
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Fulton MO		Grant Type and Number Capital Fund Program #: MO36P014501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Operations	1406		50,000				
HA WIDE	Computer upgrades	1408	New server and related equipment	5,000				
HA WIDE	Administration	1410	ED and deputy salary	30,000				
HA WIDE	A&E Fees	1430	Landscape planning and construction documents	10,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Fulton MO			<b>Grant Type and Number</b> Capital Fund Program #: MO36P014501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Site Improvement	1450	Replace 1000' Sidewalk landscaping Exterior Video Security	25,000				
				25,000				
				25,000				
HA WIDE	Dwelling Structures	1460	Re Roof 40 buildings	150,000				
HA WIDE	Non Dwelling Structures	1470	Bucket truck and skid-steer loader	30,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Fulton MO			<b>Grant Type and Number</b> Capital Fund Program #: MO36P01410901-02 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA- Wide	12/31/03			06/30/05			

**Attachment C**

**Capital Fund Program 5-Year Action Plan**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. 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>CFP 5-Year Action Plan</b>		
<b>Original statement</b>		<b>X Revised statement</b>
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
MO014 001,2,3	PHA WIDE	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start (HA Fiscal Year)</b>
<b>Management Improvements: Hardware Software</b>	<b>30,000</b>	<b>4/2004</b>
<b>Site Improvement:</b>		
<b>Landscape 200 units (25 per year)</b>	<b>100,000</b>	<b>4/2002</b>
<b>Drainage,</b>	<b>50,000</b>	<b>4/2004</b>
<b>Water Line Replacement, Waste Line Replacement, [3 sites ]</b>	<b>600,000</b>	<b>4/2003</b>
<b>Sidewalk, Step and Ramp replacement 3000' 50 steps/ramps</b>	<b>50,000</b>	<b>4/2002</b>
<b>Parking Lot Resurface / seal asphalt and concrete [30,000 sf]</b>	<b>150,000</b>	<b>4/2003</b>
<b>Dwelling Structures:</b>		
<b>Entry and storm door replacement, [25 units]</b>	<b>40,000</b>	<b>4/2003</b>
<b>bathroom rehabilitation [25 units]</b>	<b>100,000</b>	<b>4/2002</b>
<b>Brick repair. [Sycamore various buildings due to settling]</b>	<b>25,000</b>	<b>4/2004</b>
<b>Foundation Stabilization (mud Jack) [6 buildings]</b>	<b>25,000</b>	<b>4/2002</b>
<b>Kitchen Rehabilitation [50 units]</b>	<b>200,000</b>	<b>4/2004</b>
<b>Non-Dwelling Equipment: Large tools, power equipment</b>	<b>50,000</b>	<b>4/2003</b>
<b>Dwelling Equipment:</b>		
<b>HVAC replacement, [30 units]</b>	<b>20,000</b>	<b>4/2004</b>
<b>Water heater replacement, [50 units]</b>	<b>10,000</b>	<b>4/2003</b>
<b>Range and refrigerator replacement [30 units]</b>	<b>20,000</b>	<b>4/2003</b>
<b>Total estimated cost over next 5 years</b>	<b>1,340,000</b>	

**Required Attachment D: Resident Member on the PHA Governing Board**

1.  Yes X No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

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

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

Elected

Appointed

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

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

X the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

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

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

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

Rebecca Page, Linda Logan, Barbra Cheney, Joe Kemp, Tresa Jackson, Cheryl Allee, Shelia Eads, Thomas Kite, Sherry Gwinn, Amber Rorher:

## **Required Attachment F: Pet Policy**

### PET POLICY

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

1. That no more than one dog or cat, as described hereafter, per household shall be permitted. That no exotic or farm animals will be allowed as pets, only common household pets will be allowed. Common household pet means a domesticated animal, such as a dog, cat, bird, rodent including a rabbit, fish or turtle, that is traditionally kept in homes for pleasure rather than commercial purposes. Common household pet does not include reptiles (except turtles). Exception: Persons with disabilities are entitled to have medically necessary assistive and companion animals and will not be charged a pet security deposit. The need for a medically necessary animal must be verified by a health provider agency &/or doctor as requested by FHA.
2. The following breeds, or mixed breeds, of dogs are specifically prohibited: Doberman Pinscher, Bulldog, Pitbull, Bull Terrier, Chow, German Shepherd, and Rottweiler. Any dog or cat bred to be aggressive in behavior is specifically prohibited. Any dog or cat that is greater than 18 inches tall is prohibited. Exception: FHA tenants with disabilities are allowed to have German Shepherds when said animals are being utilized as assistive animals. Medically necessary assistive and companion animals of any size and/or breed are allowed.
3. That any dog or cat housed within the Housing Authority shall be registered with the Housing Authority, wear a collar, and be in compliance with the Fulton City Ordinance governing animals and fowl. The owner's name shall be affixed to the collar on said dog or cat.
4. That said dog or cat shall be registered with the Housing Authority and the owner shall present current documentation of proper shot record and that the dog or cat be neutered with proof provided by the owner. The owner shall update the registration of the animal annually.
5. That said dog or cat shall be under the control of the owner at all times, either in the owner's yard, in the home, tied up or otherwise under the control of the owner in other areas outside the owner's yard area. Care is to be taken that the yard is not damaged by the animal confined in one location. Bodily wastes of the animal shall be cleaned up daily by the owner. The animal should be moved periodically to avoid destroying the ground cover. In the case of cats and other pets using litter boxes, the pet owner must change the litter at least twice a week, and pet owners must separate pet waste from litter at least once a day.
  - a. A separate pet waste removal charge of twenty five dollars (\$25.00) per occurrence shall be charged to owners who fail to remove pet waste in accordance with these rules. (Occurrence means each time HA personnel perform the task of removing feces from the yard or adjacent area to the pet.)



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

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

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

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

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

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

12. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the Housing Authority from any claims, causes of action, damages or expenses, including attorneys fees, resulting from the action or activities of his or her pet.

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

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

Date: \_\_\_\_\_ Resident

\_\_\_\_\_  
Address:

## **Required Attachment G: Resident Survey Corrective Action Plan**

### **SAFETY:**

#### **Item:**

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

**Score 72.7 / 72.6**

#### **Action:**

**The Housing Authority reviewed areas of possible concern regarding interior safety. All units have steel entry doors and steel security screens. The majority of units also have deadbolt locks. The few units that do not have dead bolt locks are scheduled to be replaced in the summer of 2002. The units do have working handset locks and interior chain locks. The one area we felt interior security was lacking, and had lead to some break-in's was the practice of tenants unlocking security screens and running cable to the second floor bedrooms. The Housing Authority immediately issued a notice to tenants that is practice would not be accepted and that the Housing authority would remove any cable run in this fashion and lock or repair the security screen at the tenants expense.**

**The Housing Authority also worked with the city to eliminate through traffic in one development experiencing problems with loitering, and other problems by non-tenants.**

#### **Item:**

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

**Score 75**

#### **Action:**

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

**adequate measures to prevent problem tenants from entering Public Housing.**

**Item:**

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

**Score 52.5**

**Action:**

**The Housing Authority employs one Community Policing Officer full time. A Police officer also lives in Public Housing.**

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

**The officer that lives in Public Housing plans regular events for the youth, and sponsors a dance class free of charge to all children in the community. The program has been underwritten by the city.**

**After receiving the feedback from the resident survey police officers made extra patrols, especially bike patrols in Public Housing Developments.**

**Neighborhood Appearance:**

**Item:**

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

**Score 67.6 percent**

**Action:**

**The Housing Authority has very few areas such as stairways, walkways or hallways. The one area where there are exterior stairwells have historically been an area in which trash collected. The Housing Authority has contracted with a sheltered workshop to clean trash and other debris from public areas in the developments. This cleaning has dramatically reduced the amount of trash that accumulates in public areas.**

**Item:**

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

**Score 73.8**

**Action:**

**This spring of 2001 the Housing Authority repaired guttering and siding on all of its sites. On King Street all roofs were replaced. Additional work was done grading and trimming trees and bushes. In the summer of 2001 the exterior of the community center including the roof was completely rehabbed. In the spring of 2002 all siding was removed and replaced from our largest site. All roofing and guttering, and downspouts on this site were also replaced. The Housing has budgeted in its 2002 operating budget a number of part time maintenance positions for the summer in an effort to further improve the appearance of Public Housing Neighborhoods. The Housing Authority has contracted with a local sheltered workshop to provide trash removal on a weekly basis. The contract will be continued for the coming year.**

**Item:**

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

**Score 61.9**

**Action:**

**In the spring of 2001 the Housing Authority purchased a pressure washer to assist in cleaning Parking areas. In conjunction with our cleaning, the sheltered workshop provides trash removal at least once a week. In the fall of 2001 the Housing Authority began sealing and re-striping parking lots. The Housing Authority will continue doing**

**this, and has budgeted the professional rehabilitation of those parking areas needing more than sealing.**

**Item:**

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

**Score 57.1**

**Action:**

**The Housing Authority has cleaned and installed additional mulch on all of its playgrounds. The basketball courts on Sycamore had new goals and baskets installed. The equipment in the Housing Authority playgrounds is comparable or superior to that found in the local parks and schools.**

**Item:**

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

**Score 63.1**

**Action:**

**The Housing Authority has seen few problems with glass since contracting with the sheltered workshop for cleaning services. It appears as though tenants are responsive to the improved appearance and are working harder to keep areas clean.**

**Item:**

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

**Score 66.1**

**Action:**

**In an effort to combat noise problems and reduce criminal activity caused by individuals not residing in Public Housing the Housing Authority successfully petitioned the city to allow the Housing Authority to block through traffic on one of its streets. The measure dramatically reduces police calls for service. The Housing Authority has received very few calls regarding traffic or noise since closing the street**

**Item:**

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

**Score 71.9**

**Action:**

**The Housing Authority contracts for extermination services. The tenants that have problems with insects are usually those that do not prepare for the treatments or do not keep good sanitary conditions in their homes. The Housing Authority has been working with outside social service providers to assist tenants in preparing their apartment for treatment and in keeping their apartments clean to prevent insects.**

**Item:**

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

**Score 57.9**

**Action:**

**In the spring of 2001 the Housing Authority installed new dumpster surrounds in an effort to prevent trash from blowing out of the containers.**

**The Housing Authority has also contracted with the local sheltered workshop to remove litter from the developments. The service has made a remarkable improvement in the neighborhood appearance.**

**Communication:**

**Item:**

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

**Score 72.5**

**Action:**

**The Housing Authority notifies tenants of any maintenance and repair work that is known in advance. If/when the city notifies the Housing office that water shut-off or power disruption is imminent, tenants are notified in advance or as soon as possible.**

**Item:**

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

**Score 74.4**

**Action:**

**When new tenants are leased the entire lease is read to the tenant and the tenant is allowed a question/answer time to insure that the tenant fully understands the rules of the lease. In the spring of 2001 the Housing Authority held a mandatory lease signing for all of its tenants. The lease was read verbatim to the tenants with a question/answer period following the session. The Housing Authority posts a copy of the lease in its lobby and staff is available at any time to address tenant questions or concerns.**

**Item:**

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

**Score 71.2**

**Action:**

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

**Item:**

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

**Score 67.3**

**Action:**

**The Housing Authority is available to address tenant questions and concerns at all times. The Housing Authority often responds to questions and concerns on a case by case bases to insure that tenants know that the Housing Authority feels that their individual question/concern is important. The Housing Authority also provides a wealth of referral services based on a specific need or concern that may be more adequately addressed by another agency. The Housing Authority hosts a monthly resident council meeting where tenants may voice questions and concerns.**

**Item:**

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

**Score 73.2**

**Action:**

**The Housing Authority strives to provide courteous and professional assistance. The Housing Authority continues to look for new opportunities for professional growth and successful ways to better our interaction with tenants.**



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

**Score 70.5**

**Action:**

**The Housing Authority hosts a monthly resident council meeting. A management staff person, a member of the board of commissioners and the Housing Community Police Officer attend these monthly meetings. Tenants are encouraged to participate in these monthly meetings to better allow the Housing Authority to address their questions and concerns. These meetings are also utilized to establish goals and plan resident events.**

**Required Attachment H: Conversion Analysis**

**VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS  
REQUIRED INITIAL ASSESSMENT**

**HOUSING AUTHORITY OF FULTON, MISSOURI**

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

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

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

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

**NECESSARY CONDITIONS FOR VOLUNTARY CONVERSION:**

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

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

Not adversely effect the availability of affordable housing in the community

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

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

#### CONVERSION OF PUBLIC HOUSING

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

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