

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

## PHA Plan Agency Identification

**PHAName:** BELMONT HOUSING AUTHORITY

**PHANumber:** NC088

**PHAFiscalYearBeginning:(mm/yyyy)** 04/2002

### PHA Plan Contact Information:

Name: CATHY CHAMBERS

Phone: 704 -872-9811 #208

TDD:

Email (if available): cchambers@sha -online.org

### 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 2003**

[24CFR Part 903.7]

**i. Table of Contents**

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

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**Attachments**

- Attachment A: Supporting Documents Available for Review
- Attachment B: Capital Fund Program Annual Statement
- Attachment \_\_: Capital Fund Program 5 Year Action Plan
- Attachment \_\_: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment C: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D: Resident Membership on PHA Board or Governing Body
- Attachment E: Membership of Resident Advisory Board or Boards
- Attachment \_\_: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
Statement of Progress on 5 year plan  
Voluntary Conversion Initial Assessments

**ii. Executive Summary**

[24CFR Part 903.79(r)]

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

**SEE PRIOR ANNUAL PLAN**

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

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

## BELMONT HOUSING AUTHORITY

### CHANGES TO THE

#### ADMISSION AND CONTINUED OCCUPANCY POLICY - ACOP (Public Housing)

Revision June 28, 2001  
By: Cathy Chambers

## **ACOP**

Section 14.5 CONTINUED OCCUPANCY AND COMMUNITY SERVICE  
PAGE 42

Currently listed as: At the first annual reexamination on or after 10/01/2000, and each annual reexamination thereafter, the Belmont Housing Authority will do the following:

Change to: **ADD** **Upon admission, or changed dates**  
Will read: Upon admission, or at the first annual reexamination on or after 04/01/2001, and each annual reexamination thereafter, the Belmont Housing Authority will do the following:

All Section that applies in the ACOP that reference Sex Offenders: Page 11, 13 & 55:

### **REMOVE the word "Lifetime"**

Will read: Sex Offender Registration Program  
(North Carolina does not have "Lifetime" Sex Offenders they are just Sex Offenders)

17.2 ANNUAL INSPECTIONS PAGE 52

Currently listed as: ANNUAL INSPECTIONS  
The Belmont Housing Authority will inspect each public housing unit annually to ensure that each unit meets the Belmont Housing Authority's housing standards.

Change to: SEMI-ANNUAL INSPECTIONS  
The Belmont Housing Authority will inspect each public housing unit semi-annually to ensure that each unit meets the Belmont Housing Authority's standards.

SCREENING and EVICTIONS for Drug Abuse and Other Criminal Activity (Old One - Strike Rule)

# ACOP

Change: Name **from** "One -Strike Screening and Eviction for Drug Abuse and Other Criminal Activity" **To** "Screening and Eviction for Drug Abuse and Other Criminal Activity"

## 8.4 GROUNDS FOR DENIAL

Change to: **ADD** R. Any household member(s) having been evicted from a federally assisted housing program for drug -related criminal activity will be denied assistance for three (3) years from the date of eviction.  
The Housing Authority may admit the household if it determines that the circumstances leading to eviction no longer exist (the member died, is imprisoned or will not be a member of the household and will not visit the household member on the property of the Authority).

Currently listed as: Q. Denied for Life: Has a lifetime registration under a State Sex Offender registration program.

Change to: **REMOVE** the word "lifetime"  
**ADD** Criminal history background check will be conducted in the State where the housing is located and in other States where household members are known to have resided.  
**To Read as:** Q. Denied for Life: Has a registration under a State Sex Offender registration program. Criminal history background check will be conducted in the State where the housing is located and in other States where household members are known to have resided.

Change to: **ADD** DENIALS FOR CRIMINAL RECORD  
Before the Belmont Housing Authority denies admission based on a household member(s) Criminal record. The Housing Authority will submit to the Head of household the following information:

- Ø Notice of the proposed action to denied Admission;
- Ø Send a copy of the criminal record reflecting the charges against the person(s).
- Ø State that the applicant has fourteen (14) calendar days to dispute the accuracy and relevance of the report.

Change to: **ADD** (Definition) Currently engaging in illegal use of a drug or has engaged in an illegal use of a drug: *Illegal use of a drug occurred recently enough to justify a reasonable belief that there is continuing illegal drug use by a household member(s).*  
Reasonable Time: *Last twelve (12) months.*

Change to: **ADD** • Upon the Belmont Housing Authority receiving possession of the dwelling unit after an eviction for Criminal activity, the Housing Authority will

notify the local post office serving the dwelling unit in writing that the individual or family is no longer residing in the unit.

Currently listed as: F. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety or well being of other tenants or staff or caused damage to the property.

Change to: Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity, **engage in abuse or pattern of abuse of alcohol** that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property.

## PUBLIC HOUSING "LEASE"

### Section 16 LEASE TERMINATIONS BY LANDLORD:

Currently listed as: The Landlord shall not terminate or refuse to renew the Lease other than for serious or repeated violation of material terms of the Lease, such as, but not limited to, the following:

Change to: REMOVE **the words "serious or repeated"**  
Will read: The Landlord shall not terminate or refuse to renew the Lease other than for violation of material terms of the Lease, such as, but not limited to, the following:

**ADD** (same section) **aa.** Three (3) consecutive housekeeping inspection failures;

#### Criminal Activity grounds for Termination of the Lease:

Change to: **ADD** (III) Alcohol abuse that interferes with the health, safety, or right to peaceful enjoyment of the premises by other customers;

### "ONE-STRIKE AND YOU'RE OUT POLICY"

Change to: **Change Name to** "Screening and Evictions for Drug Abuse and Other Criminal Activity"

### BACKGROUND CHECKS – CRIMINAL ACTIVITY SCREENING PAGE 3

Change to: **ADD** (G) State Sex Offender Registry

Ø Crime Centers/Police/Court Records

Currently listed as: A criminal history is obtained for each family member 16 years of age or older,

Change to: 18 years of age or older

(D) Probation/Parole Officers Page 5

Currently listed as: Checks are made with probation and/or parole officers, as applicable, on all family members 16 years of age or older.

Change to: 18 years of age or older

IV. APPLICANT'S DUE PROCESS RIGHTS Page 8

Currently listed as: See BHA's Admission and Continued Occupancy Policy - Paragraph 11 Ineligible Applicants.

Change to: -Eligibility for Admission

COMPREHENSIVE EVICTION PROGRAM PAGE 11 -12

Currently listed as: Subject to Section 9, paragraph P, (a), (b) and (c) of the BHA Lease,

Change to: Subject to Sections of the BHA Lease,

Currently listed as: "serious violation of the material terms of the lease."

Change to: "violation of the material terms of the lease,"

II. ABSENCE OF ARRESTS AND CONVICTIONS PAGE 13

Currently listed as: B. Resident evicted from the BHA developments because of drug - related criminal activity or alcohol abuse are ineligible for admission to any BHA development for a five -year period beginning on the date of such conviction.

Change to: **ADD** , in the absence of conviction or arrest, will be ineligible for admission for a five -year period beginning on the date of eviction.

Read as: Resident evicted from the BHA developments because of drug -related criminal activity or alcohol abuse are ineligible for admission to any BHA development for a five -year period beginning on the date of such conviction, in the absence of conviction or arrest, will be ineligible for admission for a five -year period beginning on the date of eviction.

VI. RESIDENTS RESPONSIBLE FOR CONDUCT OF ALL HOUSEHOLD MEMBERS AND GUESTS PAGE 14 -15

Currently listed as: The BHA has included language in the lease as required by federal law which requires resident to assure that neither they nor any member of their household or guest or other person under their control will engage in illegal drug -related or other criminal activities.

Change to: **ADD** Covered person,  
**Delete** "or" in front of guest/other person

Read as: The BHA has included language in the lease as required by federal law which requires resident to assure that neither they nor any member of their household, guest, covered person, or other person under their control will engage in illegal drug -related or other criminal activities.

**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? \$ 107,487 \_\_\_\_\_

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

**(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)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for _____ unit s <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**

[24CFR Part 903.79(k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 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**

[24CFR Part 903.7(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. Other Information**

[24 CFR Part 903.79(r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

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: North Carolina (Gaston County)

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)

Letter of confirmation

**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:**

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

The Belmont Housing Board has adopted the HUD standards for reporting significant deviations or amendments according to Notice PIH99-51.

- Ø Change to rent or admissions policies or organization of the waiting list.
- Ø Addition of non-emergency work items or change in use of replacement reserve funds under the Capital Fund not reflected in the five year plan.
- Ø Addition of new activities not included in the current PHDEP plan.

**Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.**

**An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by the Housing Authority.**

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<b>X</b>	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	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
	Schedule of flat rents offered each public housing development <input 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
<b>X</b>	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
<b>X</b>	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
<b>X</b>	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
<b>X</b>	Public housing grievance procedures <b>X</b> 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
<b>X</b>	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

<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 applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A&O Policy	Pet Policy
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
X	Deconcentration Analysis  Other supporting documents (optional) (list individually; use as many lines as necessary)	

**Voluntary Conversion Initial Assessments**

A) How many of the PHA's developments are subject to the Required Initial Assessments?

1-Flowers Court

B) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemption?

N/A

C) How many Assessments were conducted for the PHA's covered developments?

1-Flowers Court

D) Identify PHA developments that may be appropriate for conversion based on the required initial assessments:

<u>Development Name</u>	<u>Number of Units</u>
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None	-0-
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Belmont Housing Authority		Grant Type and Number Capital Fund Program: NC19PO8850102 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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				
3	1408 Management Improvements				
4	1410 Administration	10,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,400			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	89,587			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	107,487			
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				





<b>PHAName: Belmont Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: NC19PO8850101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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**Original Annual Statement**     
  **Reserve for Disasters/Emergencies**     
  **Revised Annual Statement (revision no: )**  
**X Performance and Evaluation Report for Period Ending: 12/31/01 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	10,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,400			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	89,587			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	107,487			
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  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC88-1	ADMINISTRATION	1410	10,500.00
NC88-1	FEES & COSTS	1430	7,400.00
NC88-1	DWELLING STRUCTURES	1460	89,587.00
NC88-1	TOTAL		107,487.00

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NC88-1	03/31/02	03/31/03

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and III**

**Annual Statement  
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number      FFY of Grant Approval:      (01/01/2000)

**X** Original Annual Statement FFY 12/31/01

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	10,500.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	7,400.00
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	87,866.00
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2 -19)</b>	<b>105,766.00</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC88-1	ADMINISTRATION	1410	10,500.00
NC88-1	FEES & COSTS	1430	7,400.00
NC88-1	DWELLING STRUCTURES	1460	87,866.00
NC88-1	TOTAL		105,766.00

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NC88-1	03/31/02	03/31/03

### Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA 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.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC-088	Flowers Court	-0-		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Build Operating Reserve			50,000.00	2003
“““			25,000.00	2004
“““			25,000.00	2005
Reside all units			Optaining	2003,2004,2005
Replace roof systems			Optaining	2005,2006
Replace Kitchen Cabinets			Optaining	2004
Total estimated cost over next 5 years				

### **Statement of Progress for 5 Year Plan**

Since taking on the management responsibility of the Belmont Housing Authority we have made progress in involving the residents in the process of determining improved living conditions of the housing units. In this process we have improved the housing stock and living conditions of the community. By using the funds of the remaining 1998 CIAP and expending the funds of the 1999 CIAP and obligating the 2000 Capital funds we have been able to improve the conditions of the housing units.

Through a steady process of guidance we have had training sessions between the SHA board and the Belmont board to inform them of their role in guiding the housing authority with proper management to become a high performing agency. The first year of our management was to set in place a structure of administration that would provide a platform for a high performing agency.