

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear:October1,2002

**BeltonHousingAuthority**  
**Belton,Texas**

**NOTE:THISPHAPLANSTEMPLATE(HUD 50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** BeltonHousingAuthority

**PHANumber:** 213

**PHAFiscalYearBeginning:(mm/yyyy)** 10/2002

### PHA Plan Contact Information:

Name: Hal Rose, Executive Director

Phone: 254 -773-2009, Ext. 18

TDD:

Email (if available): tha2@vvm.com

### 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) Main administrative office of the Temple Housing Authority.

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) Main administrative office of the Temple Housing Authority.

### PHA Programs Administered :

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

**AnnualPHAPlan**  
**FiscalYear20**  
 [24CFRPart903.7]

**i. Table of Contents**

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

<b>Contents</b>	<u>Page#</u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2. Capital Improvement Needs	
3. Demolition and Disposition	
4. Homeownership: Voucher Homeownership Program	
5. Crime and Safety: PHDEP Plan	
6. Other Information:	
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: 2002 Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: 2001 Capital Fund Program Annual Report	
<input checked="" type="checkbox"/> Attachment D: 2000 Capital Fund Program Annual Report	
<input checked="" type="checkbox"/> Attachment E: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment F: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment G: Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment H: Voluntary Conversion Initial Assessments	
Attachment I: PHAS Follow-up Plan	

## ii. Executive Summary

[24CFR Part 903.79(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

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.

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Effective May 13, 2002, a Management Agreement between the Housing Authority of the City of Belton and the Housing Authority of the City of Temple (THA) was executed. Under the terms of the Agreement, all staff members will be employed by the THA and staff will perform all management functions for the Belton Housing Authority. The Executive Director of THA will serve as the Belton Housing Authority's Executive Director. In addition, a management team consisting of seven executive level staff members will expend approximately 10 - 15% of their time on Belton Housing Authority activities. The management team consists of the Executive Director, Chief Financial Officer, Grants Director, Director of Housing, Maintenance Director, Director of Service and the Administrative Manager/Project Coordinator.

The new staff have evaluated all units and developed an extensive modernization plan to expend Capital Fund Program funds. Updating and implementing of policies and transferring the records of the Authority to a computerized system will occur. The accounting function will be transferred from a fee accountant to THA staff.

### 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? \$ 259,458

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 E.

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

The 2002 Capital Fund Program Annual Statement is provided as Attachment B.

The 2001 Capital Fund Program Annual Report is provided as Attachment C.

The 2000 Capital Fund Program Annual Report is provided as Attachment D.

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

#### 2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(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: <span style="float: right;"><u>(DD/MM/YY)</u></span>	
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**

[24CFR Part 903.79(k)]

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

**B.CapacityofthePHAtoAdministeraSection8HomeownershipProgram**

ThePHAhasdemonstrateditscapacitytoadministertheprogramby(selectallthatapply):

- Establishingaminimumhomeownerdownpaymentrequirementofatleast3percentand requiringthatatleast1percentofthedownpaymentcomesfromthefamily'sre sources
- Requiringthatfinancingforpurchaseofahomeunderitssection8homeownershipwillbe provided,insuredorguaranteedbythestateorFederalgovernment;complywithsecondary mortgagemarketunderwritingrequirements;orcomplywithgenerallyacceptedprivatesector underwritingstandards
- Demonstratingthatithasorwillacquireotherrelevantexperience(listPHAexperience,orany otherorganizationtobeinvolvedanditsexperience,below):

**5.SafetyandCrimePrevention:PHDEPPlan**

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmayskiptothenextcomponentPHAseligibleforPHDEPfundsmustprovideaPHDEP PlanmeetingspecifiedrequirementspriortoreceiptofPHDEPfunds.

- A.  Yes  No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredbythis PHAPlan?
- B. WhatistheamountofthePHA'sestimatedoractual(ifknown)PHDEPgrantfortheupcomingyear? \$\_\_\_\_\_
- C.  Yes  No DoesthePHAplantoparticipateinthePHDEPintheupcomingyear?Ifyes, answerquestionD.Ifno,skiptonextcomponent.
- D.  Yes  No: ThePHDEPPlanisattachedatAttachment\_\_\_\_\_

**6. OtherInformation**

[24CFRPart903.79(r)]

**A. ResidentAdvisoryBoard(RAB)RecommendationsandPHAResponse**

- 1.  Yes  No: DidthePHAreceiveanycommentsonthePHAPlanfromtheResidentAdvisory Board/s?
- 2. Ifyes,thecommentsfollow:

TheResidentAdvisoryBoardmemberssupportedtheplannedrenovationofallunits.Thecomments receivedwerepositiveofplannedexpendituresofCapitalFundsandalternativeprojects werenot suggested.

3. InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

- ThePHACHangedportionsofthePHAPlaninresponsetocomments Alistofthesechangesisincluded  Yes  No: belowor

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.

- Considered comments, but determined that no changes to the PHA Plan were necessary. The comments received by the RAB were in full support of the renovation plan proposed. It was explained that the renovation proposed will be extensive and cover all units. The RAB members did not offer any additional suggestions for work items so there were not any changes needed to the PHA Plan. Comments received at the Public Hearing were general in nature. They were presented to the RAB, but due to their nature changes to the Plan were not necessary.
- 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: (provide name here) State of Texas

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)

### **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 subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation. will

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

**Definition of Substantial Deviation**

As required in the October 21, 1999 Public Housing Agency Plans, Final Rule, 903.7(r), the definition for “Substantial Deviation” follows:

Substantial Deviation – A major change or alteration to the approved plan. Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation. Exception to this definition will be any required mandatory regulatory changes.

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

**Definition of Significant Amendment or Modification**

As required in the October 21, 1999 Public Housing Agency Plans, Final Rule, 903.7(r), the definition for “Significant Amendment or Modification” follows:

Substantial Deviation – A major change or alteration to the approved plan. Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation. Exception to this definition will be any required mandatory regulatory changes.

## 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 Support ing Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

<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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 5282 5) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B – Capital Fund Program Annual Statement

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

<b>PHAName:</b> <b>Belton Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: TX21P21350202 Capital Fund Program CFP Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement Annual Statement (revision no: )  Reserve for Disasters/Emergencies  Revised  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	25,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	180,600.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	28,858.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	259,458.00			
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 III: Implementation Schedule**

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350202					Federal FY of Grant: 2002
		Capital Fund Program Replacement Housing Factor#:					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX213-001	3/31/04			9/30/05			
TX213-002	3/31/04			9/30/05			
TX213-003	3/31/04			9/30/05			
PHAWide	3/31/04			9/30/05			
PHAWide MGMT	3/31/04			9/30/05			
PHAWide ADMIN	3/31/04			9/30/05			

## AttachmentC2001CapitalFundProgramAnnualReport

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor</b> <b>(CFP/CFPRHF)Part1:Summary</b>					
<b>PHAName:</b> <b>BeltonHousingAuthority</b>		<b>GrantTypeand Number</b> CapitalFundProgram: TX21P21350201 CapitalFundProgramCFP ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 2001
<input type="checkbox"/> <b>OriginalAnnualStatement</b> AnnualStatement(revisionno:       )		<input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b>			<input checked="" type="checkbox"/> <b>Revised</b>
<input type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:</b>		<input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>			
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	4,000.00	0		
4	1410Administration	17,256.00	0		
5	1411Audit				
6	1415liquidatedDamages				
7	1430FeesandCosts	35,594.00	6,000.00		
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	206,226.00	229,100.00	1,500.00	1,500.00
11	1465.1DwellingEquipment —Nonexpendable	14,223.00	18,675.00	1,675.00	1,675.00
12	1470NondwellingStructures				
13	1475NondwellingEquipment		21,524.00		
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	0	2,000.00		
18	1498ModUsedforDevelopment				
19	1502Contingency				
20	AmountofAnnualGrant:(sumoflines2 -19)	277,299.00	277,299.00	3,175.00	3,175.00
21	Amountoffline20RelatedtoLBPActivities				
22	Amountoffline20RelatedtoSection504 Compliance				
23	Amountoffline20RelatedtoSecurity				
24	Amountoffline20RelatedtoEnergyConservation Measures				

PHAName: <b>BeltonHousingAuthority</b>		GrantTypeandNumber CapitalFundProgram#: TX21P21350201 CapitalFundProgram ReplacementHousingFactor#:				FederalFYofGrant: 2001		
Development Number  Name/HA-Wide Activities	GeneralDescriptionof MajorWorkCategories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActual Cost		Statusof Proposed  Work
				Original	Revised	Funds Obligated	Funds Expended	
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1460		0	1,500.00	1,500.00	1,500.00	Completed
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1465.1		0	1,675.00	1,675.00	1,675.00	Completed
TX213 -001	Replaceandpaintfascia boards.	1460	100	75,690.00	0			
	Remodelunits	1460	25	0	215,000.00			
TX213 -002	Noworkitems.			0	0			
TX213-003	Replacekitchencabinets, sinks,faucetsand countertops	1460	31	58,453.00	0			
	Replacebathroomvanities, sinksandfixtures	1460	31	23,193.00	0			
	Replacebathroomfloortile	1460	31	20,042.00	0			
	Replaceandpaintfascia boards	1460	31	28,848.00	0			
PHAWide	Hireaconsultanttoassist withannualplan	1408		4,000.0	0			
	Hireparttimehelp	1410		15,756.00	0			
	Providefundsforsundry items	1410		1,500.00	0			
	Hirearchitecttodevelop plansandspecifications	1430		24,513.00	6,000.00			
	Providefundsfor reproductions ofprints	1430		1,200.00	0			
	Hireanon -siteinspector	1430		9,881.00	0			
	Purchaseranges,refrigeratorsand hotwaterheaters	1465	12each	14,223.00	0			
	Maint.Equip/Lawnmower	1475		0	10,924.00			Fungibility 2001Needs Statement
	ReplaceClotheslines	1460		0	4,000.00			
	FenceGreenway	1460		0	5,000.00			
	FencePenelope	1460		0	3,600.00			
	Appliances	1465		0	17,000.00			
PHAWIDE MgmtNeeds	Officeequipment/ computers/furnishings	1475		0	10,600.00			Fungibility 2001Needs Statement
	RelocationCosts	1495		0	2,000.00			

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

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350201 Capital Fund Program Replacement Housing Factor#:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX213-001	9/30/03	9/30/03		9/30/04			
TX213 -002	9/30/03	9/30/03		9/30/04			
TX213-003	9/30/03	9/30/03		9/30/04			
PHAWide	9/30/03	9/30/03		9/30/04			
PHAWide MGMT	9/30/03	9/30/03		9/30/04			
PHAWide ADMIN	9/30/03	9/30/03		9/30/04			

## AttachmentD2000Capital FundProgramAnnualReport

### AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor (CFP/CFPRHF)Part1:Summary

<b>PHAName:</b> <b>BeltonHousingAuthority</b>	<b>GrantTypeandNumber</b> CapitalFundProgram: TX21P21350200 CapitalFundProgramCFP ReplacementHousingFactorGrantNo:	<b>FederalFYofGrant:</b> 2000
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OriginalAnnualStatement  
 ReserveforDisasters/Emergencies     Revised  
 AnnualStatement(revisionno:        )  
 PerformanceandEvaluationReportforPeriodEnding: 3/31/02     FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations		9,500.00	9,500.00	
3	1408ManagementImprovements		400.00	400.00	400.00
4	1410Administration				
5	1411Audit				
6	1415liquidatedDamages				
7	1430FeesandCosts		25,000.00		
8	1440SiteAcquisition				
9	1450SiteImprovement		8275.00	8,275.00	8,275.00
10	1460DwellingStructures	271,865.00	208,079.00	53,319.00	53,319.00
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment		18,000.00		
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCos ts		2,611.00		
18	1498ModUsedforDevelopment				
19	1502Contingency				
20	AmountofAnnualGrant:(sumoflines2 -19)	271,865.00	271,865.00	71,494.00	61,994.00
21	Amountofline20RelatedtoLBPActivities				
22	Amountofline20RelatedtoSection504 Compliance				
23	Amountofline20RelatedtoSecurity				
24	Amountofline20RelatedtoEnergyConservation Measures				

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

**Part II: Supporting Pages**

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350200  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	
TX213-001	Install new heaters	1460		0	53,319.00	53,319.00	53,319.00	Complete
	Trim Trees	1450		0	4,800.00	4,800.00	4,800.00	Complete
	Install handrails	1450	8	0	1,480.00	1,480.00	1,480.00	Complete
	Remodel Units	1460	14		120,400.00			
	Architect	1430			25,000			
	Trim trees	1450			0			
	Install handrails – REAC report	1450	8		0			
	Asbestos abatement for air conditioning system installations	1460		271,865.00	0			
	Install new heaters	1460			0			
	Install deadbolt on exterior doors	1460	100		0			
TX213-002	Install deadbolt on exterior doors	1460	25		0			
	Renovate bathrooms – new tubs, surrounds, cabinets, toilets, sinks and fixtures	1460	25		0			
	Abate floor tile in bathrooms	1460	25		0			
	Replace floor tile in bathrooms	1460	25		0			
TX213-003	Install deadbolt on exterior doors	1460	31		0			
PHAWide	Hire consultant to assist with annual plan	1408			400.00	400.00	400.00	Complete
	Remove burglar bars from senior center	1450			1,995.00	1,995.00	1,995.00	Complete
	Hire parttime non technical help	1410			0			
	Hire architect to develop plans and specifications	1430			0			
	Hire on-site inspector	1430			0			

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

**Part II: Supporting Pages**

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350200			Federal FY of Grant: 2000			
		Capital Fund Program Replacement Housing Factor#:						
Development Number	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	
	State of Texas notification fee for asbestos work	1430			0			
	Hire consultant to prepare abatement specifications. Consultant will oversee asbestos removal and air monitoring	1430			0			
	Provide funds for reproduction of prints	1430			0			
	Remove burglar bars from Senior Center – REAC inspection	1450			0			
	Operations	1406			9,500			
	Van-Maintenance	1475			18,000			
	Replace locking systems	1460			7,760			
	Asbestos/Lead based Paint Abatement	1460			23,100			
PHAWide Mgmt Needs	Sr.Center ceiling tile replacement	1460			3,500			
	Relocation Costs	1495			2,611			



## Attachment E

### 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>CFP5 -Year Action Plan</b>		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX213	Belton Housing Authority PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>SITE IMPROVEMENTS</b>		
Remodel units/asbestos abatement	817,000	2003-2006
Architect	48,900	2003-2006
Concrete Flatwork	20,000	2006
HVAC Installation	215,000	2007
Upgrade utility system	90,000	2007
<b>PHA WIDE</b>		
Maintenance Equipment	15,250	2003-2006
Energy Audit	2,000	2006
Maintenance Shop Fence	3,000	2006
Replace Foot Bridge	4,500	2006
Replace Appliances	20,000	2003-2006
<b>PHA WIDE MANAGEMENT NEEDS</b>		
Office Equipment/Computers/Furnishings	6,000	2003-2006
Social Services Coordinator	100,000	2003-2006
<b>Total estimated cost over next 5 years</b>	<b>1,341,650</b>	



**A. PHDEP Plan Summary**

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

**B. PHDEP Budget Summary**

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

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

**C. PHDEP Plan Goals and Activities**

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

<b>9110 – Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$</b>		
Goal(s)								
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators	
1.								
<b>9115 - Special Initiative</b>						<b>Total PHDEP Funding: \$</b>		
Goal(s)								
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators	
1.								

<b>9116 -GunBuybackTAMatch</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performanc eIndicators
1.							
<b>9120 -SecurityPersonnel</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
1.							
<b>9130 –EmploymentofInvestigators</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performanc eIndicators
1.							
<b>9140 – VoluntaryTenantPatrol</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performanc eIndicators
1.							
<b>9150 - PhysicalImprovements</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performanc eIndicators
1.							
<b>9160 -DrugPrevention</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							
ProposedActivities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performanc eIndicators
1.							
<b>9170 -DrugIntervention</b>						<b>TotalPHDEPFunding:\$</b>	
Goal(s)							
Objectives							

ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
<b>9180 -DrugTreatment</b>					<b>TotalPHDEPFunding:\$</b>		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
<b>9190 -OtherProgramCosts</b>					<b>TotalPHDEPFunds:\$</b>		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

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

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): Fill remaining term of resident board member that resigned. Ms. Dudik was appointed April 4, 2002. Her term will expire on Sept. 30, 2003.

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

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

- thePHAhaslessthan300publichousingunits,hasprovided reasonablenoticetotheresidentadvisoryboardoftheopportunity toserveonthegoverningboard,andhasnotbeennotifiedbyany residentoftheirinteresttoparticipateintheBoard.
- Other(explain):

B. Dateofnexttermexpirationofagoverningboardmember:

C. Nameandtitleofappointingofficial(s)forgoverningboard(indicateappointing officialforthenextposition):

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

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

1. Sharon Clemons, 422 S. Penelope
2. Sharon Donnelly, 716 B Avenue H
3. Josie Whitely, 725 W. Avenue F
4. June Dudik, 726 W. Avenue H
5. Louise Sims, 1111 Mitchell Circle
6. Bertha Teague, 717 W. Avenue F

**AttachmentTX030h01 VoluntaryConversionInitialAssessments**

- a. HowmanyofthePHA’sdevelopmentsaresubjecttotheRequiredInitial Assessments?3
- b. HowmanyofthePHA’sdevelopmentsarenotsubjecttotheRequiredInitial Assessmentsbasedonexemptions(e.g.,elderlyand/ordisableddevelo pmentsnot generaloccupancyprojects)?2
- c. HowmanyAssessmentswereconductedforthePHA’scovereddevelopments?3
- d. IdentifyPHAdevelopmentsthatmaybeappropriateforconversionbasedonthe RequiredInitialAssessments:

DevelopmentName	NumberofUnits
NoneAppropriate	NoneAppropriate

IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethestatusof theseassessments:

Notapplicable –InitialAssessmentshavebeencompleted.

## **Attachment TX030i01 PHAS Follow -up Plan**

### **Communication:**

Survey scores indicated 68% of residents thought the Housing Authority did a good job of communicating. We are not satisfied with this percentage and will take the following steps to improve communication:

- Newsletters will be used on a quarterly basis to communicate with residents.
- Flyers concerning specific issues will be used periodically to keep residents informed.
- Housing Authority staff will attend Resident Advisory Board meetings and respond to all questions/concerns.
- Social Services staff will communicate with residents through program activities.
- Rules concerning the lease and changes that occur with leases will be communicated periodically to residents to make sure they understand its contents.
- The Housing Authority staff will courteously and professionally respond to requests for information and other concerns.
- Flyers describing pending modernization efforts will be distributed as renovation activities occur and progress.
- Flyers will be distributed detailing any utility interruption that will occur during renovations.

### **Safety:**

Survey results show 76.4% of residents felt safe in their homes. We will work with the Belton Police Department to increase patrols and surveillance of Housing Authority properties and complete the following activities:

- New deadbolt locks will be installed in doors to all units this fiscal year.
- Social Services department will establish a Neighborhood Watch program on a PHA wide basis.
- Improved and consistent residents screening and lease enforcement will reduce crime and disturbances.
- The complex exterior lighting systems will be reviewed and needed follow-up action determined.

### **Neighborhood Appearance:**

On May 13, 2002, Temple Housing Authority began management of Belton Housing Authority properties. With this change, Belton residents can expect expenditure of Capital Fund Program funding to improve unit quality and consistent, high-quality maintenance will occur. The following activities will be implemented to improve neighborhood appearance:

- Improved and consistent residents screening and lease enforcement will reduce crime and disturbances.
- Installation of litter/trash receptacles is needed and is in progress.
- Landscape and maintenance crews are in place to care for lawns, trim trees/shrubs and complete upkeep of common areas, parking areas and other outside facilities such as playgrounds.
- Buildings are scheduled for interior renovation and exterior repairs and painting utilizing Capital Fund Program 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>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<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	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

<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	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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The result 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B – Capital Fund Program Annual Statement

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

<b>PHAName:</b> <b>Belton Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: TX21P21350202 Capital Fund Program CFP Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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**Original Annual Statement**  Reserve for Disasters/Emergencies  Revised  
 Annual Statement (revision no: )  
 **Performance and Evaluation Report for Period Ending:**  **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	25,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	180,600.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	28,858.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	259,458.00			
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				





## Attachment C 2001 Capital Fund Program Annual Report

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

<b>PHAName:</b> <b>Belton Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program: TX21P21350201 Capital Fund Program CFP Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001			
<input type="checkbox"/> Original Annual Statement Annual Statement (revision no:        )					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised					
<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	4,000.00	0		
4	1410 Administration	17,256.00	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,594.00	6,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	206,226.00	229,100.00	1,500.00	1,500.00
11	1465.1 Dwelling Equipment — Nonexpendable	14,223.00	18,675.00	1,675.00	1,675.00
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment		21,524.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	2,000.00		
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	277,299.00	277,299.00	3,175.00	3,175.00
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				

PHAName: <b>BeltonHousingAuthority</b>		GrantTypeandNumber CapitalFundProgram#: TX21P21350201 CapitalFundProgram ReplacementHousingFactor#:				FederalFYofGrant: 2001			
Development Number  Name/HA-Wide Activities	GeneralDescriptionof MajorWorkCategories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed  Work	
				Original	Revised	Funds Obligated	Funds Expended		
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1460		0	1,500.00	1,500.00	1,500.00	Completed	
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1465.1		0	1,675.00	1,675.00	1,675.00	Completed	
TX213 -001	Replaceandpaintfascia boards.	1460	100	75,690.00	0				
	Remodelunits	1460	25	0	215,000.00				
TX213 -002	Noworkitems.			0	0				
TX213-003	Replacekitchencabinets , sinks,faucetsand countertops	1460	31	58,453.00	0				
	Replacebathroomvanities, sinksandfixtures	1460	31	23,193.00	0				
	Replacebathroomfloortile	1460	31	20,042.00	0				
	Replaceandpaintfascia boards	1460	31	28,848.00	0				
PHAWide	Hireaconsultanttoassist withannualplan	1408		4,000.0	0				
	Hireparttimehelp	1410		15,756.00	0				
	Providefundsforsundry items	1410		1,500.00	0				
	Hirearchitecttodevelop plansandspecifications	1430		24,513.00	6,000.00				
	Providefundsfor reproductionsofprints	1430		1,200.00	0				
	Hireanon -siteinspector	1430		9,881.00	0				
	Purchaseranges,refrigeratorsand hotwaterheaters	1465	12each	14,223.00	0				
	Maint.Equip/Lawnmower	1475		0	10,924.00			Fungibility 2001Needs Statement	
	ReplaceClotheslines	1460		0	4,000.00				
	FenceGreenway	1460		0	5,000.00				
	FencePenelope	1460		0	3,600.00				
	Appliances	1465		0	17,000.00				
PHAWIDE MgmtNeeds	Officeequipment/ computers/furnishings	1475		0	10,600.00			Fungibility 2001Needs Statement	

PHAName: <b>BeltonHousingAuthority</b>		<b>GrantTypeandNumber</b> CapitalFundProgram#: TX21P21350201  CapitalFundProgram ReplacementHousingFactor#:				<b>FederalFYofGrant: 2001</b>			
Development Number  Name/HA-Wide Activities	GeneralDescriptionof MajorWorkCategories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalAct ualCost		Statusof Proposed  Work	
				Original	Revised	Funds Obligated	Funds Expended		
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1460		0	1,500.00	1,500.00	1,500.00	Completed	
	ExpendituresPriorto ManagementChange EffectiveMay13,2002	1465.1		0	1,675.00	1,675.00	1,675.00	Completed	
	RelocationCosts	1495		0	2,000.00				



## AttachmentD2000CapitalFundProgramAnnualReport

### AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor (CFP/CFPRHF)Part1:Summary

<b>PHAName:</b> <b>BeltonHousingAuthority</b>		<b>GrantType andNumber</b> CapitalFundProgram: TX21P21350200 CapitalFundProgramCFP ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2000	
<input type="checkbox"/> <b>OriginalAnnualStatement</b>		<input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b>		<input type="checkbox"/> <b>Revised</b>	
AnnualStatement(revisionno: )					
<input checked="" type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:</b> 3/31/02		<input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>			
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations		9,500.00	9,500.00	
3	1408ManagementImprovements		400.00	400.00	400.00
4	1410Administration				
5	1411Audit				
6	1415liquidatedDamages				
7	1430FeesandCosts		25,000.00		
8	1440SiteAcquisition				
9	1450SiteImprovement		8275.00	8,275.00	8,275.00
10	1460DwellingStructures	271,865.00	208,079.00	53,319.00	53,319.00
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment		18,000.00		
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts		2,611.00		
18	1498ModUsedforDevelopment				
19	1502Contingency				
20	AmountofAnnualGrant:(sumoflines2 -19)	271,865.00	271,865.00	71,494.00	61,994.00
21	Amountofline20RelatedtoLBPActivities				
22	Amountofline20RelatedtoSection504 Compliance				
23	Amountofline20RelatedtoSecurity				
24	Amountofline20RelatedtoEnergyConservation Measures				

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

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350200  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		
TX213-001	Install new heaters	1460		0	53,319.00	53,319.00	53,319.00	Completed	
	Trim Trees	1450		0	4,800.00	4,800.00	4,800.00	Completed	
	Install handrails	1450	8	0	1,480.00	1,480.00	1,480.00	Completed	
	Remodel Units	1460	14		120,400.00				
	Architect	1430			25,000				
	Trim trees	1450			0				
	Install handrails – REAC report	1450	8		0				
	Asbestos abatement for air conditioning system installations	1460		271,865.00	0				
	Install new heaters	1460			0				
	Install dead bolt on exterior doors	1460	100		0				
TX213-002	Install dead bolt on exterior doors	1460	25		0				
	Renovate bathrooms – new tubs, surrounds, cabinets, toilets, sinks and fixtures	1460	25		0				
	Abate floor tile in bathrooms	1460	25		0				
	Replace floor tile in bathrooms	1460	25		0				
TX213-003	Install dead bolt on exterior doors	1460	31		0				
PHAWide	Hire consultant to assist with annual plan	1408			400.00	400.00	400.00	Completed	
	Remove burglar bars from senior center	1450			1,995.00	1,995.00	1,995.00	Completed	
	Hire part time non technical help	1410			0				
	Hire architect to develop plans and specifications	1430			0				
	Hire on-site inspector	1430			0				

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

**Part II: Supporting Pages**

PHAName: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program#: TX21P21350200			Federal FY of Grant: 2000			
		Capital Fund Program Replacement Housing Factor#:						
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	
	State of Texas notification fee for asbestos work	1430			0			
	Hire consultant to prepare abatement specifications. Consultant will oversee asbestos removal and air monitoring	1430			0			
	Provide funds for reproduction of prints	1430			0			
	Remove burglar bars from Senior Center – REAC inspection	1450			0			
	Operations	1406			9,500			
	Van-Maintenance	1475			18,000			
	Replace locking systems	1460			7,760			
	Asbestos/Lead based Paint Abatement	1460			23,100			
PHA Wide Mgmt Needs	Sr. Center ceiling tile replacement	1460			3,500			
	Relocation Costs	1495			2,611			

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

**Part III: Implementation Schedule**

PHAName: <b>Belton Housing Authority</b>			Grant Type and Number Capital Fund Program#: Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX213-001	9/30/02			9/30/03			
TX213-002	9/30/02			9/30/03			
TX213-003	9/30/02			9/30/03			
TX213 -PHA Wide	9/30/02			9/30/03			

## Attachment E

### 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>CFP5 - Year Action Plan</b>		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX213	Belton Housing Authority PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>SITE IMPROVEMENTS</b>		
Remodel units/asbestos abatement	817,000	2003-2006
Architect	48,900	2003-2006
Concrete Flatwork	20,000	2006
HVAC Installation	215,000	2007
Upgrade utility system	90,000	2007
<b>PHA WIDE</b>		
Maintenance Equipment	15,250	2003-2006
Energy Audit	2,000	2006
Maintenance Shop Fence	3,000	2006
Replace Foot Bridge	4,500	2006
Replace Appliances	20,000	2003-2006
<b>PHA WIDE MANAGEMENT NEEDS</b>		
Office Equipment/Computers/Furnishings	6,000	2003-2006
Social Services Coordinator	100,000	2003-2006
<b>Total estimated cost over next 5 years</b>	<b>1,341,650</b>	

## Required Attachment F: Resident Member on the PHA Governing Board

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

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

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

Elected

Appointed

C. The term of appointment is (include the date term expires): Fill remaining term of resident board member that resigned. Ms. Dudik was appointed April 4, 2002. Her term will expire on Sept. 30, 2003.

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

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

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

Other (explain):

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

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

**AttachmentTX030g01 --THAResidentBoardMember**

**Term:** January24,2000toJanuary24,2002

**Member:**

BillieJonesFrancesGrahamHall

**Attachment TX030h01-  
Summary of Temple Housing Authority's  
Implementation of Public Housing Resident Community Service Requirements**

Requirements suspended for 2002 plan submissions.

## **Attachment TX030i01 PHAS Follow -up Plan**

### **Communication:**

Survey scores indicated 68% of residents thought the Housing Authority did a good job of communicating. We are not satisfied with this percentage and will take the following steps to improve communication:

- Newsletters will be used on a quarterly basis to communicate with residents.
- Flyers concerning specific issues will be used periodically to keep residents informed.
- Housing Authority staff will attend Resident Advisory Board meetings and respond to all questions/concerns.
- Social Services staff will communicate with residents through program activities.
- Rules concerning the lease and changes that occur with leases will be communicated periodically to residents to make sure they understand its contents.
- The Housing Authority staff will courteously and professionally respond to requests for information and other concerns.
- Flyers describing pending modernization efforts will be distributed as renovation activities occur and progress.
- Flyers will be distributed detailing any utility interruption that will occur during renovations.

### **Safety:**

Survey results show 76.4% of residents felt safe in their homes. We will work with the Belton Police Department to increase patrols and surveillance of Housing Authority properties and complete the following activities:

- New dead bolt locks will be installed in doors to all units this fiscal year.
- Social Services department will establish a Neighborhood Watch program on a PHA wide basis.
- Improved and consistent residents screening and lease enforcement will reduce crime and disturbances.
- The complex exterior lighting systems will be reviewed and needed follow-up action determined.

### **Neighborhood Appearance:**

On May 13, 2002, Temple Housing Authority began management of Belton Housing Authority properties. With this change, Belton residents can expect expenditure of Capital Fund Program funding to improve unit quality and consistent, high-quality maintenance will occur. The following activities will be implemented to improve neighborhood appearance:

- Improved and consistent residents screening and lease enforcement will reduce crime and disturbances.
- Installation of litter/trash receptacles is needed and is in progress.
- Landscape and maintenance crews are in place to care for lawns, trim trees/shrubs and complete upkeep of common areas, parking areas and other outside facilities such as playgrounds.

Buildings are scheduled for interior renovation and exterior repairs and painting utilizing Capital Fund Program funding.