



9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2011</b>	
PHA Name: Belmont MHA		FFY of Grant Approval:	
Grant Type and Number		Capital Fund Program Grant No: OH16P02050111	
Replacement Housing Factor Grant No:		Date of CFFP:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:      Revised Annual Statement - Revision no:  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)		215,022				
3	1408 Management Improvements		121,583				
4	1410 Administration (may not exceed 10% of line 21)		107,511				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		49,000				
8	1440 Site Acquisition						
9	1450 Site Improvement		150,000				
10	1460 Dwelling Structures		432,000				
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: Belmont MHA	Grant Type and Number	FFY of Grant: 2011
	Capital Fund Program Grant No: OH16P02050111	FFY of Grant Approval:
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18s	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)		1,075,116		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs		150,000		
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		12/15/2010			

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2011		Total Actual Cost		Status of Work
PHA Name: Belmont MHA		Capital Fund Program Grant No: OH16P02050111 CFPP (Yes / No): No Replacement Housing Factor Grant No:				Funds Obligated	Funds Expended	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
AMP 1 - OH020000001								
20-1 Hartman Manor	Elevator Upgrade	1460	lot	30,000				
20-4 Laslo Building	Elevator Upgrade	1460	lot	125,000				
20-13 Selby	Elevator Upgrade	1460	lot	80,000				
AMP 3 - OH020000003								
20-3 RHT	Building Painting	1460	lot	125,000				
20-8 WLHC	Replace roof,soffit,fascia,downspouts,gutters	1460	lot	72,000				
PHA-Wide	Concrete as needed	1450	lot	150,000				
	A & E	1430	lot	49,000				
	Security	1406	lot	150,000				
	Administrative	1410	lot	107,511				
	Operations (misc-pha wide tbd)	1406	lot	65,022				
	Upgrade Computer System,desktops,printers	1408	lot	121,583				
	Total CFP Estimated Cost			1,075,116				

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report.



# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Part I: Summary

PHA Name/Number: Belmont MHA OH020		Locality (Martins Ferry/Belmont & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
B. Physical Improvements Subtotal	724,500		737,200	752,583	732,800	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment		30,000	30,000		30,000	
E. Administration		107,511	107,511	107,511	107,511	
F. Other						
G. Operations		213,105	200,405	215,022	204,805	
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds		1,075,116	1,075,116	1,075,116	1,075,116	
L. Total Non-CFP Funds						
M. Grand Total		1,075,116	1,075,116	1,075,116	1,075,116	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part II: Supporting Page - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 501-12			Work Statement for Year: 2013 FFY 501-13		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<b>AMP 1 - OH020000001</b>			<b>AMP 1 - OH020000001</b>		
	20-1 Hartman Exterior Doors	lot	3,000	20-1 Hartman flooring common areas	lot	50,000
	Roof	lot	80,000	20-4 Laslo Shutoff valves	lot	25,000
	20-4 Laslo Exterior Doors	lot	7,500	Community Room HVAC	lot	54,000
	20-9 WLHT vehicle	1	30,000	Hallways Carpet	lot	40,000
	Exterior Doors	lot	6,000	20-9 WLHT Security	lot	50,000
	Flooring	lot	71,000	20-13 Selby water lines and access	lot	200,000
	Security	lot	50,000	Windows and sliding glass doors	lot	95,000
	20-13 Selby Exterior Doors	lot	1,500	<b>AMP 2 - OH020000002</b>		
	HVAC - Community Room	lot	25,000	20-2 St. Myer Terrace Security	lot	100,000
	<b>AMP 2 - OH020000002</b>			20-14 Mackey vehicle	1	30,000
	St. Myer Terrace Exterior Doors and Locks	lot	200,000	Windows	lot	14,000
	Security	lot	100,000	<b>AMP 3 - OH020000003</b>		
	<b>AMP 3 - OH020000003</b>			20-3 RHT hallway carpet	lot	40,000
	20-3 RHT Exterior Doors	lot	3,000	Ranges	lot	24,000
	20-7 Shadyside Exterior Doors	lot	4,500	20-12 Shepard windows&sliding glass doors	lot	95,000
	20-8 WLHC Exterior Doors	lot	9,000			
	20-12 Shepard Exterior Doors	lot	6,000	PHA-Wide Misc. Concrete	lot	50,000
	<b>AMP 4 - OH020000004</b>			A & E	lot	50,200
	20-5 BelairesScattered Exterior Doors & Locks	lot	160,000	Operations - PHA Wide	lot	50,405
	PHA-Wide - Misc. Concrete	lot	100,000			
	A & E	lot	48,000			
	Operations - PHA wide TBD	lot	63,105			
	Subtotal of Estimated Cost		\$967,605	Subtotal of Estimated Cost		\$967,605

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part II: Supporting Page - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2014 FFY 501-14			Work Statement for Year: 2015 FFY 501-15		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<b>AMP 1 - OH020000001</b>			<b>AMP 1 - OH020000001</b>		
	20-9 WLHT Security	lot	50,000	20-9 WLHT Security	lot	50,000
	Total Bathroom Rehab	lot	400,000	Replace aluminum storefront/entrance	lot	45,000
	20-13 Selby Total Bathroom Rehab	lot	200,000	systems in main lobby and rear elevator lobby at first floor		
	<b>AMP 2 - OH020000002</b>			<b>AMP 2 - OH020000002</b>		
	St. Myer Terrace Security	lot	100,000	20-2 St. Myer Terrace Security	lot	100,000
				20-14 Mackey Replace wood railings around handicap accessible units	lot	5,000
	A & E	lot	50,000	<b>AMP 3 - OH020000003</b>		
	PHA - Wide Operations	tbd	65,022	20-3 RHT replace apartment and common area lighting	lot	100,000
				Replace wood paneling in lobby area	lot	7,500
				New bi-fold closet doors	lot	100,000
				Replace flooring in units	lot	220,000
				20-7 Shadyside Replace rooftop air handler	lot	19,500
				Landscaping @ entrance and parking lot	lot	7,500
				<b>AMP 4 - OH020000004</b>		
				20-5 BS-15th St. Paint basement ext. doors	lot	400
				privacy fence south property line lower site	1	6,000
				17th St. paint basement exterior doors	lot	400
				privacy fence run north and west to top	lot	4,500
				Spruce St. paint ext. basement ext. doors	lot	500
				Vine St. paint ext. basement doors	lot	500
				Atchison Rd. paint basement doors	lot	1,000
				Replace wood porches/stairs front vehicle	lot	17,000
				PHA-wide Concrete	tbd	30,000
				A & E	lot	150,000
				PHA-wide Operations	lot	48,000
				Subtotal of Estimated Cost	tbd	54,805
				Subtotal of Estimated Cost		\$967,605

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2008</b>
PHA Name: Belmont MHA	Grant Type and Number	FFY of Grant Approval:
	Capital Fund Program Grant No: OH16P02050108	
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant  
 Original Annual Statement  Reserve for Disasters/Emergencies  
 Revised Annual Statement - Revision no: 3  
 x Performance and Evaluation Report for Period Ending: 9/30/2010  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)		197,287.52	197,287.52	197,287.52	197,287.52	197,287.52
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		109,308.00	109,308.00	109,308.00	109,308.00	109,308.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		56,300.00	56,300.00	56,300.00	56,300.00	56,300.00
8	1440 Site Acquisition						
9	1450 Site Improvement		95,889.00	95,889.00	95,889.00	92,494.00	92,494.00
10	1460 Dwelling Structures		459,894.48	459,894.48	459,894.48	395,694.48	395,694.48
11	1465.1 Dwelling Equipment - Nonexpendable		73,789.00	73,789.00	73,789.00	73,789.00	73,789.00
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition		100,615.00	100,615.00	100,615.00	100,615.00	100,615.00
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

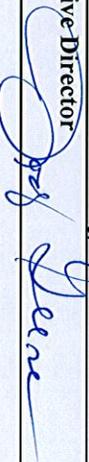
**Part I: Summary**

PHA Name: Belmont MHA	Grant Type and Number	FFY of Grant: 2008
	Capital Fund Program Grant No: OH16P02050108	FFY of Grant Approval:
	Replacement Housing Factor Grant No:	
	Date of CFPP:	

Type of Grant

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: 3 )  Final Performance and Evaluation Report

**x Performance and Evaluation Report for Period Ending: 9/30/2010**

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
18s	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)		1,093,083.00	1,093,083.00	1,093,083.00	1,025,488.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs		150,000.00	150,000.00	150,000.00	150,000.00	
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		12/16/2010					

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: Belmont MHA

**Grant Type and Number**  
 Capital Fund Program Grant No: OH16P02050108  
 CFFP (Yes / No): No  
 Replacement Housing Factor Grant No:

**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 1 - OH020000001								
20-1 Hartman Manor	Refrigerators 50	1465	lot	23,789.00	23,789.00	23,789.00	23,789.00	Complete
20-9 WLH Tower	Refrigerators 100	1465	lot	50,000.00	50,000.00	50,000.00	50,000.00	Complete
20-13 Selby	Kitchen cabinets/flooring	1460	lot	64,200.00	64,200.00	64,200.00	64,200.00	In Progress
20-13 Selby	Emergency repair (sprinkler system)	1460	lot	2,225.75	2,225.75	2,225.75	2,225.75	Complete
AMP 3 - OH020000003								
20-7 Shady-side	Concrete retaining wall & drainage	1450	lot	28,536.00	28,536.00	28,536.00	28,536.00	Complete
20-3 Rosehill	Community room heat pump replacement	1460	lot	6,510.00	6,510.00	6,510.00	6,510.00	Complete
10-8 WLH Colonial	Emergency water line supply repair	1460	lot	4,594.00	4,594.00	4,594.00	4,594.00	Complete
	Concrete work as needed	1450	lot	18,522.00	18,522.00	18,522.00	18,522.00	Complete
AMP 4 - OH020000004								
20-5 Bellaire Scattered	Asbestos removal	1485	lot	17,615.00	17,615.00	17,615.00	17,615.00	Complete
	Demo (1505,1509,1511,1515 Guemsey)	1485	4	83,000.00	83,000.00	83,000.00	83,000.00	Complete
	Replace original furnaces with high efficiency electric and add a/c	1460	lot	211,432.73	211,432.73	211,432.73	211,432.73	Complete
	Concrete	1450	lot	38,101.00	38,101.00	38,101.00	38,101.00	Complete

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2009</b>
PHA Name: Belmont MHA	Grant Type and Number	FFY of Grant Approval:
	Capital Fund Program Grant No: OH16P02050109	
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant  
 Original Annual Statement  Reserve for Disasters/Emergencies  
 x Performance and Evaluation Report for Period Ending: 9/30/2010

Revised Annual Statement - Revision no: 2  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised	Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	117,504.06	117,504.06	100,000.00	78,551.25
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	108,331.00	108,331.00	108,331.00	108,331.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	54,700.00	54,700.00	54,700.00	47,605.90
8	1440 Site Acquisition				
9	1450 Site Improvement	33,400.00	33,400.00		
10	1460 Dwelling Structures	769,375.94	769,375.94	769,375.94	124,776.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

**Part I: Summary**

PHA Name: Belmont MHA	Grant Type and Number Capital Fund Program Grant No: OH16P02050109 Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant		Date of CFFP:

Original Annual Statement  Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: 2 )

x Performance and Evaluation Report for Period Ending: 9/30/2010

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18s	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	1,083,311.00	1,083,311.00	1,032,406.94	359,264.15
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs		100,000.00		
24	Amount of line 20 Related to Security - Hard Costs				65,971.25
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/15/2010			

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: Belmont MHA		Capital Fund Program Grant No: OH16P02050109						
		CFPP (Yes / No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated	Funds Expended	
AMP 1 - OH020000001								
20-13 Selby	Kitchen cabinets, sinks & flooring	1460	lot	264,689.00	264,689.00	264,689.00		In Progress
	HVAC units	1460	lot	158,600.00	158,600.00	158,600.00	124,776.00	In Progress
AMP 2 - OH020000002								
20-10 Starcher	Bi-Fold doors	1460	lot	14,127.14	14,127.14	14,127.14		In Progress
AMP 3 - OH020000003								
20-8 WLH Colonial	Kitchen cabinets, sinks & flooring	1460	lot	197,911.00	197,911.00	197,911.00		In Progress

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: Belmont MHA	Grant Type and Number Capital Fund Program Grant No: OH16S02050109 Replacement Housing Factor Grant No:	FFY of Grant: 2009 5 FFY of Grant Approval:
Date of CFFP:		

**Type of Grant**

Original Annual Statement  Reserve for Disasters/Emergencies  
 X Performance and Evaluation Report for Period Ending: 9/30/2010

Revised Annual Statement - Revision no: 2  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		10,000.00				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		90,427.00	90,427.00	90,427.00	90,427.00	90,427.00
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		1,283,200.00	1,293,200.00	1,293,200.00	1,293,200.00	1,293,200.00
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

**Part I: Summary**

PHA Name: Belmont MHA	Grant Type and Number Capital Fund Program Grant No: OH16S02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 20009 FFY of Grant Approval:
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Type of Grant

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: 3 )  Final Performance and Evaluation Report

**x Performance and Evaluation Report for Period Ending: 9/30/2010**

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
18s	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)		1,383,627.00				
21	Amount of line 20 Related to LBP Activities			1,383,627.00			1,383,627.00
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		

*[Signature]*

12/15/2010

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

**Part II: Supporting Pages**  
 PHA Name: Belmont MHA

**Grant Type and Number**  
 Capital Fund Program Grant No: OH16S02050109  
 CFFP (Yes / No): No  
 Replacement Housing Factor Grant No:

**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 2 - OH020000002								
20-2 St Myer Terrace	Replace original furnaces with high efficiency gas furnaces and add A/C	1460	lot	390,000.00	382,084.00	382,084.00	382,084.00	Complete
20-6 Townhouse	Replace original furnaces with high efficiency gas furnaces and add A/C	1460	lot	7,800.00	7,725.00	7,725.00	7,725.00	Complete
20-10 Starcher	Replace original furnaces with high efficiency electric furnaces and add A/C	1460	lot	77,500.00	90,909.00	90,909.00	90,909.00	Complete
20-14	Replace original furnaces with high efficiency gas furnaces and add A/C	1460	lot	39,000.00	38,129.00	38,129.00	38,129.00	Complete
AMP 4 - OH020000004								
20-5 Bellaire Scattered	Replace original furnaces with high efficiency gas furnaces and add A/C	1460	8	31,200.00	44,250.48	44,250.48	4,425.48	Complete
	Replace original furnaces with high efficiency electric furnaces and add A/C	1460	66	511,500.00	389,689.27	#####	389,689.27	Complete
20-11 Francis Wallace	Replace original furnaces with high efficiency gas furnaces and add A/C	1460	48	187,200.00	296,428.85	496,428.85	296,428.85	Complete

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

Part I: Summary

PHA Name: Belmont MHA  
 Grant Type and Number  
 Capital Fund Program Grant No: OH16P02050110  
 Replacement Housing Factor Grant No:  
 Date of CFFP:

FFY of Grant: 2010  
 FFY of Grant Approval:

Type of Grant

Reserve for Disasters/Emergencies

Revised Annual Statement - Revision no: 3

Original Annual Statement

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	207,785.00	202,605.00		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	108,331.00	107,511.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,000.00	52,000.00	38,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	380,000.00	386,000.00		
10	1460 Dwelling Structures	327,000.00	327,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB NO. 2577-0266  
 Expires 4/30/2011

Part I: Summary

PHA Name: Belmont MHA	Grant Type and Number Capital Fund Program Grant No: OH16P02050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 20010 FFY of Grant Approval:
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Type of Grant

Original Annual Statement  Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 9/30/2010  Revised Annual Statement (revision no: 3 )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
18s	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)		1,075,116.00		1,075,116.00	38,000.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs		150,000.00		150,000.00	150,000.00	
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		12/16/2010					

To be completed for the Performance and Evaluation Report.  
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 RHF funds shall be included here.

**Part II: Supporting Pages**  
 PHA Name: Belmont MHA

**Grant Type and Number**  
 Capital Fund Program Grant No: OH16P02050110  
 CFFP (Yes / No): No  
 Replacement Housing Factor Grant No:

**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 1 - OH020000001								
20-1 Hartman	Dumpster Enclosure	1450	1	5,500.00	5,500.00			Pending
20-4 Laslo	Dumpster Enclosure	1450	1	5,500.00	5,500.00			Pending
AMP 2 - OH020000002								
20-2 St Myer Terrace	Roofs, Gutters, Ds, S&F	1460	lot	300,000.00	300,000.00			Pending
	Dumpster Enclosure	1450	6	28,500.00	28,500.00			Pending
	Signage	1450	lot	3,000.00	3,000.00			Pending
20-10 Starcher	Roofs, Gutters, Ds, S&F	1460	lot	27,000.00	27,000.00			Pending
	Dumpster Enclosure	1450	1	5,500.00	5,500.00			Pending
	Signage	1450	lot	500.00	500.00			Pending
20-14 Mackey	Signage	1450	lot	3,000.00	3,000.00			Pending
AMP 3 - OH020000003								
20-12 Shephard	Dumpster Enclosure	1450	1	5,500.00	5,500.00			Pending

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

PHA Name: Belmont MHA

Federal FFY of Grant: 2010

Grant Type and Number  
 Capital Fund Program Grant No: OH16P02050110  
 CFPP (Yes / No): No  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 4 - OH020000004	Signage	1450	lot	2,500.00	2,500.00			Pending
20-5 Bellaire Scattered	Dumpster Enclosure	1450	lot	27,500.00	27,500.00			Pending
Hamilton	Retaining wall soil testing	1450	lot		6,000.00			Pending
	Retaining wall	1450	lot	150,000.00	150,000.00			Pending
20-11 Francis Wallace	Dumpster Enclosure	1450	lot	16,500.00	16,500.00			Pending
	Signage	1450	lot	3,000.00	3,000.00			Pending
20-15 Indian Run	Dumpster Enclosure	1450	1	5,500.00	5,500.00			Pending
	Signage	1450	lot	3,000.00	3,000.00			Pending
PHA Wide								
	Concrete as needed	1450	lot	115,000.00	115,000.00			Pending
	A&E Fees	1430	lot	50,000.00	50,000.00	38,000.00		In Progress
	Security	1406	lot	150,000.00	150,000.00			Pending
	Administrations	1410	lot	108,331.00	107,511.00			Pending
	Operations	1406	lot	57,785.00	52,605.00			Pending
	Environmental Review	1430	lot	2,000.00	2,000.00			Pending

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report



**MINUTES OF THE  
BELMONT METROPOLITAN HOUSING AUTHORITY  
RESIDENT ADVISORY BOARD MEETING**

**DECEMBER 13, 2010**

The Resident Advisory Board met at the Wayne L. Hays Tower, Martins Ferry, Ohio at 12 noon.

Present:       Kim Craig  
                  Sandy Roberts  
                  Jody Geese, Director  
                  Roy Conaway, Asst. Director  
                  Joyce Tyler, Adm. Asst.

Director explained the reason we revised our Public Housing ACOP and HCV Administrative Plan was to incorporate all the addendums into one complete presentation. The previous update was in 2002. Ms. Geese noted a few minor changes from the previous policy including the language pertaining to VAWA, inclusion in writing when resident calls in a work order - maintenance has permission to enter the property and pest and bedbug protocol; and that the new lease will be effective January 1, 2011. As residents come up for recertification, they will be offered the new lease for signing rather than a mass signing in January. Those at flat rent status will also do a new lease. The Annual Plan, Capital Fund Annual and Five Year Plan as well as the CFP P & E's were reviewed. Ms. Geese confirmed that we still maintain our high performer status with HUD.

Resident Participation Funds were discussed. The continuation of the resident calendar new brochure, the bi-monthly newsletter—one for family and one for the high rises—and the updated orientation video were discussed. Ms. Craig and Ms. Roberts were in favor of keeping the calendar and newsletter as they and other residents enjoy the information. Resident Advisory Board members agreed that Ms. Geese could use remaining funds at her discretion on appropriate items.

Ms. Roberts and Ms. Craig expressed thanks to Director, Maintenance and Office staff for quick responses to work orders, questions and day-to-day operations promoting a good working relationship.



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Jody Geese, Executive Director

BELMONT METROPOLITAN HOUSING AUTHORITY

STATEMENT OF CHANGES TO PLAN ELEMENTS

4. Operations and Management

We have updated the ACOP and Public Housing Lease. The major changes are listed below:

**The Public Housing Lease was changed in the following areas.**

Part I. 3, g. and 15. x.	Language was added informing tenants of the prohibition of illegal firearms on housing authority property.
Part I. 10. f.	Language was added informing tenants that a maintenance request shall constitute permission to enter the unit.
Part I. 12, i. and 15. v and w.	Language is added regarding pest infestation.
Part I. 12.j	Language was added informing tenants that breaker boxes shall be unobstructed and accessible at all times.
Part I. 15. u.	Language was added warning tenants that fires caused by carelessness or unattended cooking is grounds for eviction.
Part I. 15. t.	Language was added warning tenants that their lease may be terminated for offensive weapons or illegal drugs seized in a PHA unit.
Part I. 17.	Language was added regarding victims of domestic violence.
Part I. 26.	Language was added that informs tenants how a pest infestation must be handled.
Lead based Paint Addendum	The Lead Based Paint addendum has been updated to the current HUD recommended form.

**The new ACOP remains the same except for the following elemental changes.**

Chapter 1.III. A.	The policy on Limited English Proficiency has been expanded.
Chapter 2.III.F. and Chapter 14.III.F.	The policy was updated to conform to the Federal Register of October 27, 2010 updating 24 CFR part 5, 91, 880 et al; as regards the Violence Against Women Act Conforming Amendments, Final Rule.

We have also updated the ADMIN PLAN. The major changes are listed below:

**The new ADMIN PLAN remains the same except for the following elemental changes.**

Chapter 1.III. A.	The policy on Limited English Proficiency has been expanded.
Chapter 2.III.G. and Chapter 11.II.E.	The policy was updated to conform to the Federal Register of October 27, 2010 updating 24 CFR part 5, 91, 880 et al; as regards the Violence Against Women Act Conforming Amendments, Final Rule.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 4/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Belmont Metropolitan Housing Authority

OH020

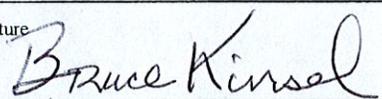
PHA Name

PHA Number/HA Code

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

x \_\_\_\_\_ Annual PHA Plan for Fiscal Years 20<sup>11</sup>\_\_\_\_ - 20\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  Bruce Kinsel	Title  Commisioner
Signature 	Date  12/16/10

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Belmont Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Annual Plan 2011

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attached

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jody Geese

Title

Executive Director

Signature

X

Date

12/16/2010

Belmont Metropolitan Housing Authority

**PROJECTS**

**AMP 1**

OH-20-01 William F. Hartman Manor  
400 Center Street

OH-20-04 John Laslo Apartments  
518 South Third Street

OH-20-09 Wayne L. Hays Tower  
100 South Third Street

OH-20-13 Edward M. Selby Apts  
528 Spence Lane

**AMP 2**

OH-20-02 St Myer Terrace  
1721 North 9<sup>th</sup> Street

OH-20-06 Townhouse Duplex  
402 & 402 ½ N. Fifth Street

OH-20-10 A. J. Starcher Apts.  
4<sup>th</sup> & Jefferson Street

OH-20-14 Scattered Sites  
North Zane Highway

**AMP3**

OH-20-03 Rose Hill Towers  
3385 Monroe Street

OH-20-07 Shadyside Manor  
3479 Central Avenue

OH-20-08 Wayne L. Hays Colonial  
Morristown & High Sts

OH-20-12 Dr. W. L. Shephard Apts  
433 32<sup>nd</sup> Street

**AMP 4**

OH-20-05 Bellaire Family Units  
Scattered Sites

OH-20-11 Francis Wallace Apts  
700 41<sup>st</sup> Street

OH-20-15 Indian Run Apartments  
800 41<sup>st</sup> Street

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Belmont Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Annual Plan 2011

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jody Geese

Title

Executive Director

Signature

Date (mm/dd/yyyy)

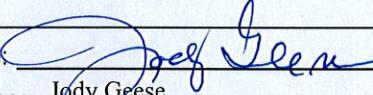
12/16/2010

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> <b>B</b> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> <b>A</b> a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> <b>A</b> a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> N/A  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> HUD	<b>7. Federal Program Name/Description:</b> PHA Annual Plan 2011  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b> N/A	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Jody Geese</u> Title: <u>Executive Director</u> Telephone No.: <u>740 633-5085</u> Date: <u>12/16/2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## Attachment OH020v01m

### Statement of Housing Needs and Strategy for Addressing Housing Needs

#### Housing Needs.

Belmont County's CHIS demonstrated that for low to moderate income families' affordability is the biggest issue with a large percentage of rental households paying more than 30% of their income for rent. The study found that many rental units may not be suitable because 32% of all rental units were built before 1940 and are not energy efficient. The CHIS further indicates there is a shortage in the supply of 3 BR or larger units.

BMHA's wait lists, as demonstrated below, show the highest percentage of applicants are those with less than 30% of area median income, mirroring the County's CHIS, affordability is the main concern of applicants on our wait lists. In PH 70% of applicants are extremely low income and in our tenant-based HCV program that percentage is 53%. The area CHIS identified a lack of larger units those being 3br or larger. Our wait list for PH has 17% of families waiting for a larger unit and 21% of the HCV wait list requires a 3br or larger unit. Our HCV office provides a listing of available units and contacts for landlords with large numbers of rental units to assist in housing search, we currently do not find an issue with applicants locating larger units and one bedroom demand remains the highest in both programs. We try our best to market existing units.

#### BMHA Wait List Data

Demographic	Public Housing	Section 8
Extremely low income	87	75
Very low income	26	53
Low income income	11	13
Elderly families	15	16
Families with disabilities	31	50
<b>Race</b>		
White	110	122
Black/African American	15	20
Asian	0	0
American Indian/Alaska Native	1	1
<b>Ethnicity</b>		
Hispanic or Latino	0	1
<b>Bedroom size required</b>		
Zero bedrooms	0	0
One bedroom	86	61
Two bedrooms	17	51
Three bedrooms	14	24
Four bedrooms	4	5
Five bedrooms	1	0
Over five bedrooms	2	0

Family composition	Public Housing	Section 8
Families with no children	90	66
Families with 1 child	16	41
Families with 2 children	6	25
Families with 3 children	7	6
Families with 4 children	3	3
Families with 5 children	2	0
Families with 6 children	0	0
<b>Total families on waiting list</b>	<b>124</b>	<b>141</b>

The strategy for meeting those needs are as follows:

- 1) Maximize the number of affordable units available to the PHA within its current resources by the use of effective maintenance and management policies to minimize the number of vacant public housing units by maintaining occupancy and quick turnover of vacant units. We consistently maintain a 97% or above level of occupancy and will strive to continue to do so.
- 2) Continue through the use of capital funds to update and make our public housing units more energy efficient.
- 3) Continue to monitor our Section 8 HCV program to utilize available funding to the fullest which result in the greatest number of families being served. We currently expend 99% of funding and will strive to maintain a high percentage of utilization.

9.0

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

We plan to continue our efforts to maintain a low vacancy rate and keep our unit turnaround time as quick as possible in PH. We will continue to strive to serve as many families possible with the monies we are allocated for our tenant-based HCV program to the fullest extent possible. We regularly review how many families that our issued vouchers actually ultimately utilize the voucher which dictates how many vouchers are then put on the street. We keep a very close eye on our funding and future projections to see that we live within our budget while utilizing our funds to the maximum extent possible without going over budget.

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

We continue to keep our vacancies low and our unit turnaround time quick to maximize the availability of our units. We continue to improve the quality of our housing through the use of capital funds to modernize our units and constantly strive to deliver high quality service to our residents by our management and maintenance staff. We replaced all of our furnaces in our PH family units in the last year with new energy efficient units for example.

Training is always on-going and has been provided for staff in asset management, project based accounting, inspections of units, maintenance repairs, and customer service.

9.1

BMHA selects families based on the following preferences:

- A. Residency Preference for families head or spouse, who live, work or have been hired to work, or who are attending school in the jurisdiction.
- B. Applicants with an adult family member who is a Veteran of the Armed Forces of the United States.
- C. Families with at least one adult who is employed. This preference is extended equally to elderly families or families whose head or spouse is receiving income based on their inability to work.

Our preferences are designed to meet the needs of the local jurisdiction, to promote family self-sufficiency by encouraging work while not discriminating against the elderly and disabled population. Each preference is worth 5 points and all applicants are ranked by total number of points.

For PH this is maintained by bedroom size waiting list (BMHA does not maintain site based wait lists) and overall for the HCV program after meeting the statutory income targeting requirements. We continue to monitor both programs for poverty concentration by census tract. If we found a concentration of poverty in any one PH development we would then follow the adopted deconcentration policy.

BMHA is designated a High Performer in both PH and Section 8 HCV with a score of 98% and 100% respectfully and that is a very positive indication of our success in meeting our goals and objectives and we will continue to strive to maintain our high performer status.